



£1,995 Monthly

Sadleir Road, St Albans, Herts

Terraced House | 2 Bedrooms | 1 Bathroom

01727 761 816



[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## Key Features

- Lovely Through Lounge
- Well Equipped Kitchen
- Modern Bathroom
- Two Double Bedrooms
- West Facing Garden
- Off Street Parking
- Quiet Location
- Gas Central Heating
- Double Glazing

## Property Description

A very well presented two bedroom house with an 'open plan' living room and a large fitted kitchen situated approximately half a mile from the City centre and a 10 - 15 minute walk to City station via the Alban Way. The property has been subject to much recent improvement and benefits from a modern bathroom suite, a downstairs cloakroom, gas central heating, double glazing and off street parking. Sadleir Road is a small residential road conveniently placed for good local schooling, shopping and transport facilities. UNFURNISHED. AVAILABLE 21st JULY.

## Main Particulars

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### PORCH

Open Entrance Porch.

### ENTRANCE HALL

Panelled front door. Double glazed window. Radiator. Staircase to first floor.

### LOUNGE/DINING ROOM 24'7" X 11'6"

Large double glazed window to front. Laminate flooring. Two radiators. Coved ceiling. Panelled door.

### CLOAKROOM

Low level w.c. and wash hand basin.

### FITTED KITCHEN 13'1" x 9'1"

Excellent range of fitted wall and base units with complimentary worksurfaces. Fitted stainless steel oven, hob and cooker fan. Dishwasher. Recessed low voltage downlights. Velux skylight window. Part tiled walls and tiled floor.

### FIRST FLOOR

### LANDING

Access to loftspace.

### BEDROOM ONE 14'6" X 10'6"

Double glazed window. Radiator. Built-in airing cupboard. Panelled door.

#### BEDROOM TWO 10'10" X 10'6"

Double glazed window. Radiator. Panelled door.

#### BATHROOM

A white suite with chrome fittings comprising: pedestal wash hand basin, low level w.c. and panelled bath with shower unit and glazed shower screen. Radiator. Tiled walls. Opaque double glazed window. Panelled door.

#### ~~EXTERNALLY~~

#### FRONTAGE

Gravel driveway providing off-street parking. Pathway to front door.

#### REAR GARDEN

West facing. Mainly laid to lawn with raised sun deck. Garden shed. Timber fencing.







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01727 761 816



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