



£1,895 PCM

Briar Road, St Albans AL4 9TL

Maisonette | 2 Bedrooms | 1 Bathroom

01727 761 816



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# Step Inside

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## Key Features

- BRIGHT AND SUNNY LIVING ROOM
- TWO DOUBLE BEDROOMS - ONE WITH EXTENSIVE FITTED WARDROBES
- MODERN BATHROOM WITH SEPARATE SHOWER CUBICLE
- LARGE WELL EQUIPPED KITCHEN
- LOVELY PRIVATE GARDEN
- FRONT GARDEN
- GAS CENTRAL HEATING
- AMPLE ON STREET PARKING
- QUIET LOCATION

## Property Description

A lovely bright and sunny two double bedroom ground floor maisonette with spacious living room, large kitchen and pretty rear garden. AVAILABLE END MAY. UNFURNISHED.

## Main Particulars

A lovely bright and sunny two double bedroom ground floor maisonette with spacious living room, large kitchen and pretty rear garden. The property is approach by a laid to lawn front garden with flower borders and a discreet bin area. The large entrance hall leads to all rooms and the sitting room, to the rear of the property, has a panoramic window and glass door overlooking the garden. There is ample on road parking in this quite road in Marshalswick. AVAILABLE END MAY. UNFURNISHED.

### FRONT GARDEN

Pretty front garden laid to lawn either side of the pathway with flower and shrub borders. Discreet bin area. Entrance porch.

### ENTRANCE HALL

Dog leg hallway with wooden flooring and large storage cupboard.

### LIVING ROOM 4.8m x 4.3m

Beautiful room flooded with light from a large full width window. Neutral decor, carpet, radiator, two ceiling mounted light fittings.

### KITCHEN 3.6m x 2.8m

Range of cream shaker style wall and base units with complimentary worktops. Five ring gas hob with extractor over, high level electric oven, large fridge/freezer and washing machine. Tiled splashback. wall shelves. Wooden flooring. Space for a small dining table. Views over the rear garden.

### BEDROOM ONE 3.9m x 3.1m

Large window overlooking the front garden. Extensive range of fitted wardrobes with hanging and shelf space. Small built-in dressing table. Neutral decor, carpet, central light fitting, radiator.

### BEDROOM TWO 3.6m x 3.3m

Large window overlooking the front garden. Neutral decor, carpet, central light fitting, radiator.

### BATHROOM

Stylish bathroom comprising low level w.c., built-in wash hand basin, bath with mixer tap, separate shower cubicle, heated towel rail, storage unit, shelving. Half tiled walls. Vinyl flooring.

## REAR GARDEN

Lovely sun trap mainly laid to lawn with good size patio area, shrubs and securely fenced with side access.



Telephone: 01727 761 816



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