



40 Foxcroft, St. Albans, AL1 5SP
Guide price £650,000 Freehold



40 Foxcroft

St. Albans, AL1 5SP

An attractive two-bedroom detached bungalow set on a generous plot in a highly desirable residential area, with an open park opposite. The property offers well-planned accommodation and excellent potential to extend to the side, rear, or into the loft (subject to planning permission), and is available with no onward chain.

A part-glazed front door opens into an entrance hall with wood parquet flooring and two useful storage cupboards along with a hatch providing access to a partially boarded loft. The comfortable lounge features a front aspect window, parquet flooring, and a fireplace with a feature log burner providing additional heat and a focal point.

The kitchen/diner is fitted with a range of wall and base units with worktops over, incorporating a sink with mixer tap, integrated hob with oven below, and extractor above. This bright space benefits from a dual aspect and provides access to a lean-to with further door out to the garden.

There are two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, along with a modern shower room and a separate cloakroom/WC for added convenience.

Externally, the property enjoys a low-maintenance frontage with a carriage driveway providing ample off-street parking and access to a garage equipped with light and power, which in turn leads to a useful garden store. The sunny south facing rear garden offers a paved patio area ideal for entertaining, with raised beds, a pleasant lawn, and a shed, along with an outside tap and secure side access.

Foxcroft is ideally located close to local shops and amenities, well-regarded schools, and the parkland opposite. The property is also within easy reach of St Albans city centre, the mainline station and bus services, with convenient access to the M25. The mainline station also provides direct rail links to Luton and Gatwick airports.





ACCOMMODATION

Porch

Entrance Hall

Kitchen/Diner

12'11 x 9'9 (3.94m x 2.97m)

Lounge

13'8 x 12'8 (4.17m x 3.86m)

Lean To

10'2 x 7'11 (3.10m x 2.41m)

Bedroom

11'11 x 11'6 (3.63m x 3.51m)

Bedroom

10'11 x 10'8 (3.33m x 3.25m)

Shower Room

W.C.

OUTSIDE

Frontage

Rear Garden

60 (18.29m)

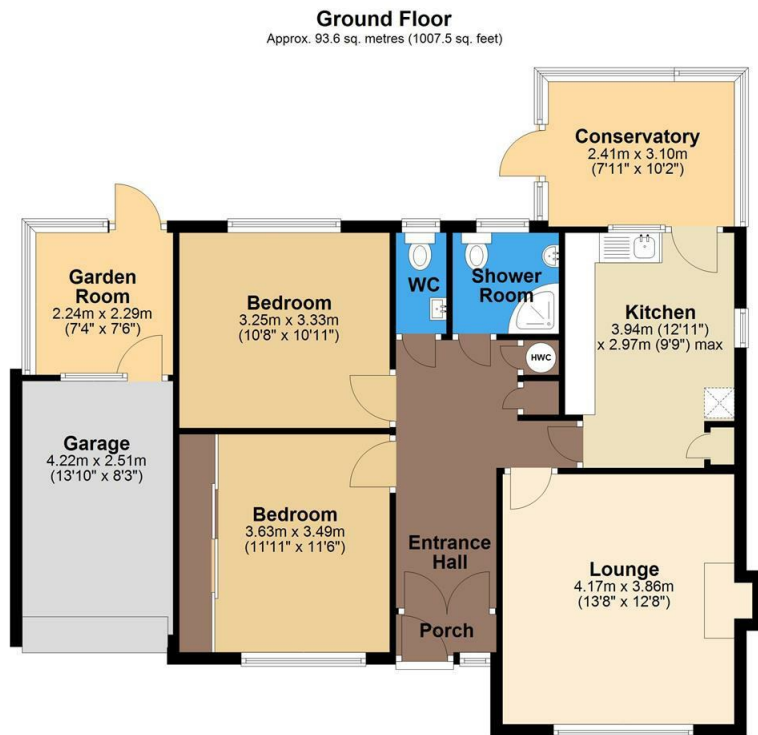
Garage

13'10 x 8'3 (4.22m x 2.51m)

Garden Room

7'6 x 7'4 (2.29m x 2.24m)

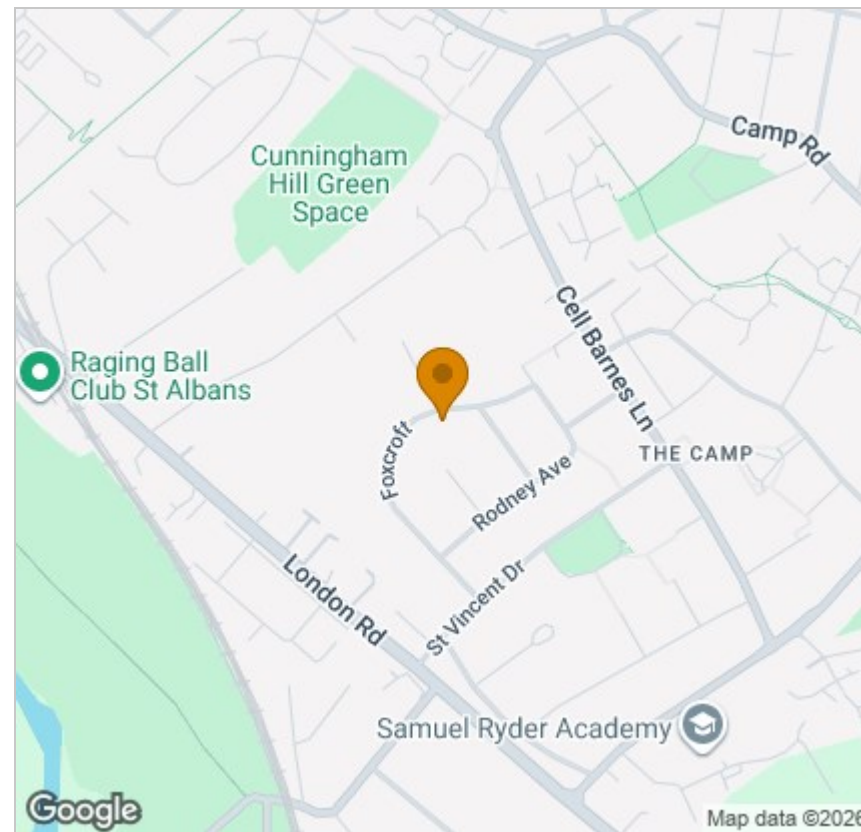
Floor Plan



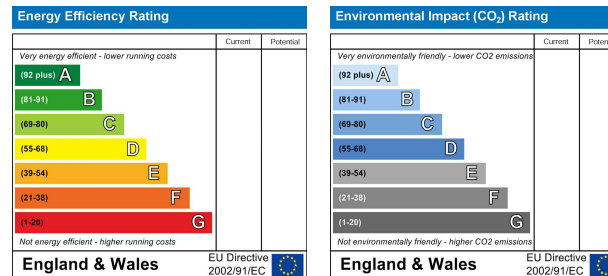
Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp...

Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.