



11 Ramsey Close, St. Albans, AL1 5SR

Guide price £800,000 Freehold



Paul Barker  
ESTATE AGENTS

# 11 Ramsey Close

St. Albans, AL1 5SR

An attractively presented, bright and spacious three-bedroom detached bungalow, situated in a wonderfully private position within a sought-after residential area.

The property is approached via a covered entrance porch with part-glazed front door and side window, leading into a welcoming entrance hall with doors to rooms. The generously proportioned lounge features an impressive front-facing window overlooking the garden, a feature fireplace, and a door connecting through to the extended kitchen/dining room.

The kitchen/dining room offers a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl sink. Integrated appliances include a gas hob with double oven beneath, along with recesses for white goods. The space is filled with natural light from a rear-facing window, two side windows, and French doors opening directly onto the garden. A courtesy door provides additional access to the side passageway.

The principal bedroom enjoys pleasant views over the front garden, complemented by two further well-proportioned bedrooms. The bathroom is fitted with a neutral-coloured suite comprising a shower cubicle, bath, wash hand basin and WC.

Externally, the property benefits from a generous frontage with level lawn and pathway leading to the front and side entrances. There is a detached garage with up-and-over door to the front and a courtesy door to the side. The rear garden is designed for low maintenance, featuring a paved patio area ideal for entertaining, along with raised flowerbeds planted with a variety of bushes, shrubs and flowers.

Ramsey Close is conveniently located within walking distance of a parade of local shops, open parkland, schools and offers easy access to St Albans train station.





## ACCOMMODATION

### Entrance Hall

### Lounge

12'10 x 18'11 (3.91m x 5.77m)

### Kitchen/Dining Room

22'1 x 14 (6.73m x 4.27m)

### Bedroom 1

9'10 x 14'10 (3.00m x 4.52m)

### Bedroom 2

1'10 x 12 (0.56m x 3.66m)

### Bedroom 3

7'10 x 8'11 (2.39m x 2.72m)

### Bathroom

## OUTSIDE

### Driveway



### Front Garden

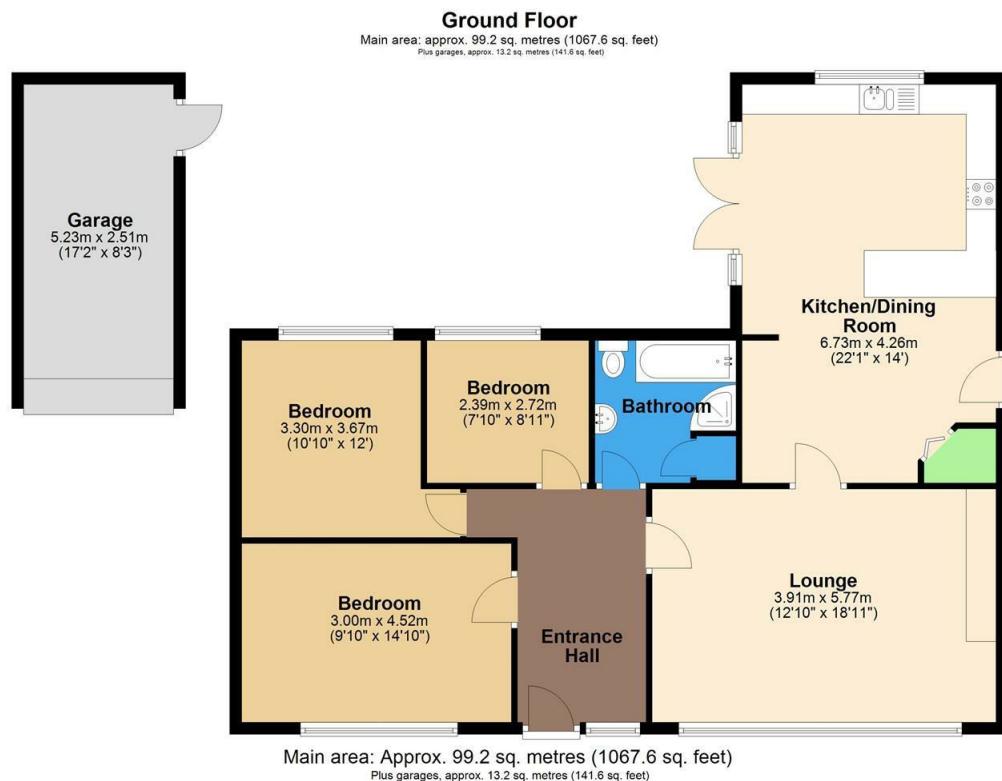
### Rear Garden

### Garage

17'2 x 8'3 (5.23m x 2.51m)



## Floor Plan



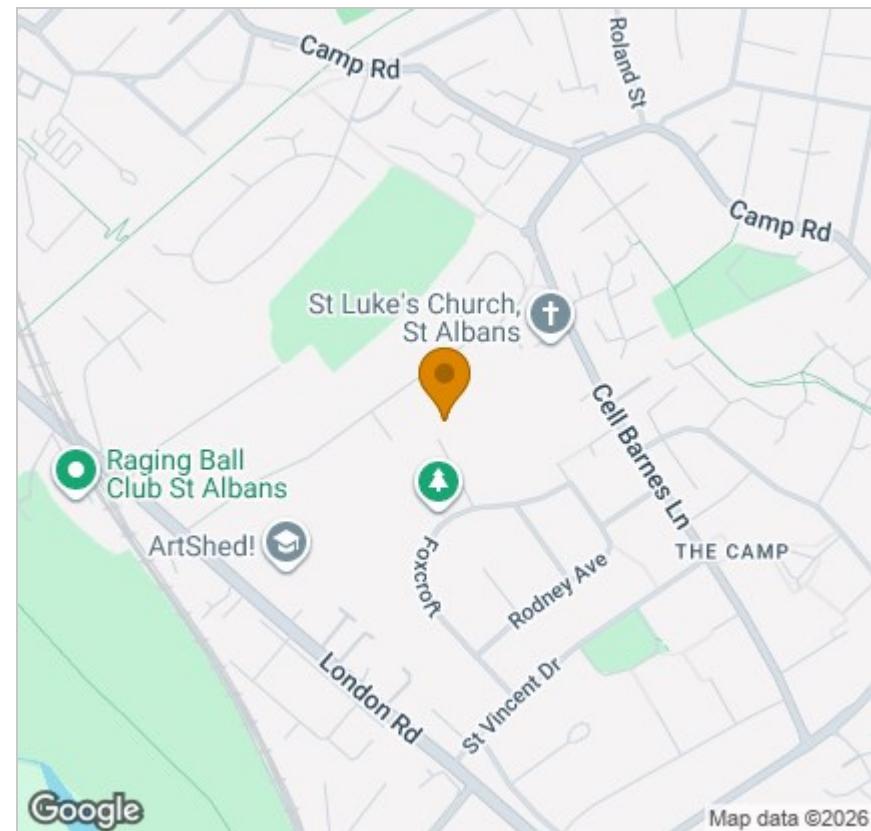
## Viewing

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

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## Area Map



## Energy Efficiency Graph

