



8 The Poplars, St. Albans, AL1 1UW

Guide price £535,000 Freehold



Paul Barker
ESTATE AGENTS

8 The Poplars

St. Albans, AL1 1UW

This delightful three-bedroom family home located in the sought after New House Park area of St Albans offering a well-designed layout, generous living spaces, and a private garage as well as excellent potential to extend to the front and rear.

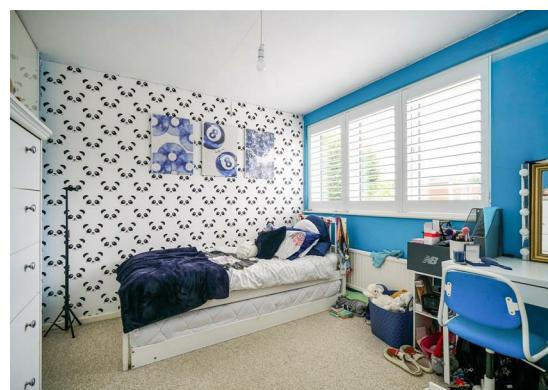
The property begins with a welcoming entrance hall with a convenient W.C before opening into the main living areas. The spacious living room provides a bright and inviting space for relaxation and entertaining, with access to the rear garden through patio doors. The dining room connects seamlessly with both the living room and the kitchen, creating an excellent flow for family gatherings and dinner parties. The kitchen offers plenty of storage and workspace with recesses for appliances and there is a window with a front aspect.

Upstairs, the property boasts three comfortable bedrooms. The principal bedroom and the second bedroom are both generously sized doubles, and the third bedroom is well-suited as a child's room, home office, or guest space. A modern and stylishly tiled family bathroom completes the first floor.

Externally, the property benefits from a garage en bloc ideal for secure parking or additional storage. The rear garden is easily accessed from the living room, with a decking area, a lawn and shed, a private outdoor retreat for relaxing or entertaining.

The Poplars is located to the south-east of St Albans City centre with a parade of local shops close by and a number of popular primary schools and Samuel Ryder junior/secondary school. There's also the green open space of Highfield Park and leisure centre close by.





ACCOMMODATION

Hallway

W.C

Dining Room

10'9 x 12'6 (3.28m x 3.81m)

Living Room

19'2 x 10'11 (5.84m x 3.33m)

Kitchen

12'8 x 8'1 (3.86m x 2.46m)

FIRST FLOOR

Principal Bedroom

10'8 x 9'8 (3.25m x 2.95m)

Bedroom Two

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

Bedroom Three

8'3 x 7'9 (2.51m x 2.36m)

Bathroom

Storage Cupboard

EXTERNAL

Frontage

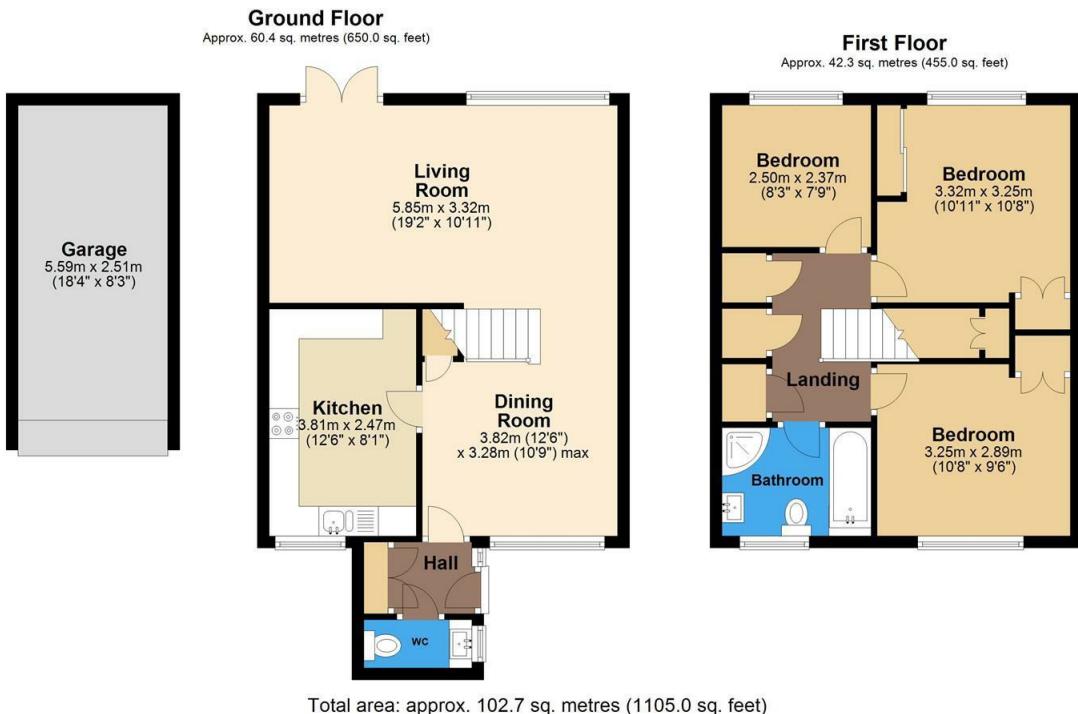
Rear Garden

Shed

Garage

18'4 x 8'3 (5.59m x 2.51m)

Floor Plan



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.□

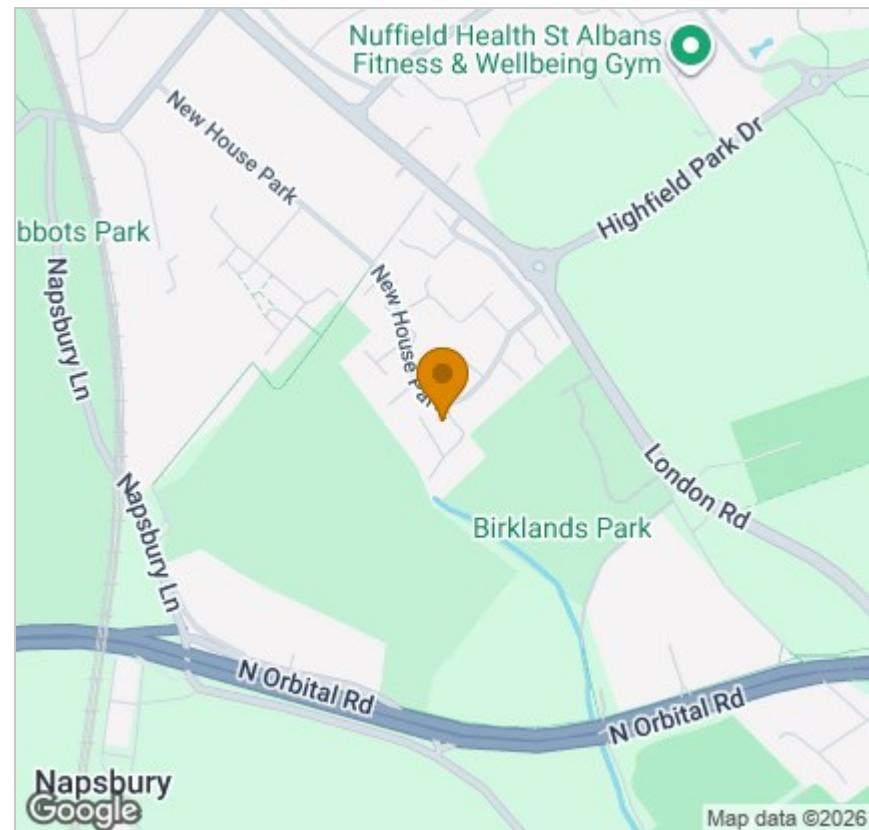
Viewing

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

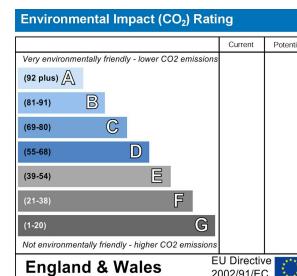
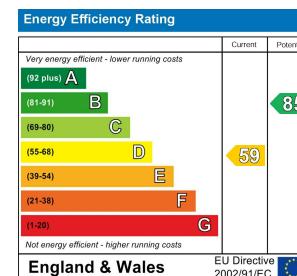
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Area Map



Energy Efficiency Graph



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