



42 Fontmell Close, St Albans, AL3 5HU

Guide price £575,000 Freehold



Paul Barker
ESTATE AGENTS

42 Fontmell Close

St Albans, AL3 5HU

A wonderful opportunity to purchase this three bedroom semi-detached family home located on a quiet road in the popular Bernard's Heath area of St. Albans. The property offers superb potential to update to your own personal taste and style and also extend to the side and rear (subject to planning permission) with the further benefit of no onward chain.

The property provides well planned accommodation with an entrance hall, a convenient downstairs cloakroom/W.C, a dual aspect open plan living room with doors onto the garden, the fitted kitchen and study both benefit from doors to the garden and there's also a door from the study to the garage. The first floor provides three well-proportioned bedrooms, one enjoying fitted wardrobes and there's a bathroom. To the front of the house is a pleasant garden and off street car parking leading to a garage and to the rear is a pleasant, mature garden with a patio area.

Fontmell Close is in the popular Bernards Heath area conveniently located within walking distance of the mainline train station and St Albans City centre. There are very highly regarded local Primary Schools and the green open space of Bernards' Heath with a children's play area very close to hand.





ACCOMMODATION

Porch

Entrance Hall

Kitchen

11'10 x 8'8 (3.61m x 2.64m)

Lounge/Dining Room

24'10 x 9'8 (7.57m x 2.95m)

Study

8'11 x 7'3 (2.72m x 2.21m)

W.C.

FIRST FLOOR

Landing

Bedroom

13'4 x 9'8 (4.06m x 2.95m)

Bedroom

10'2 x 9'4 (3.10m x 2.84m)

Bedroom

&'10 x 7'8 (&'3.05m x 2.34m)

Bathroom

OUTSIDE

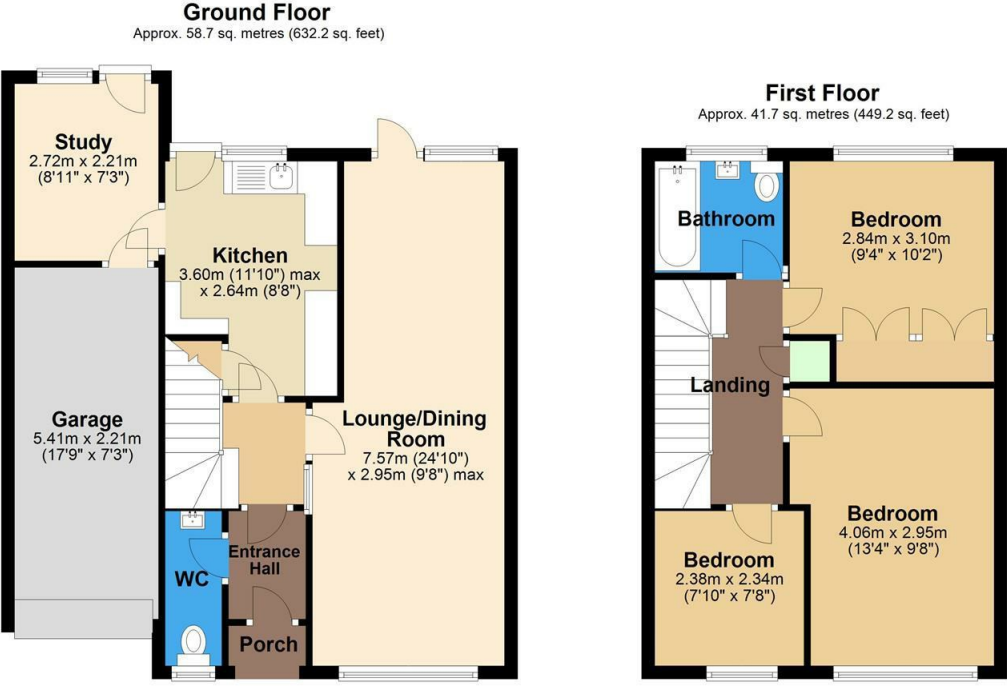
Frontage

Rear Garden

Garage

17'9 x 7'3 (5.41m x 2.21m)

Floor Plan



Total area: approx. 100.5 sq. metres (1081.4 sq. feet)

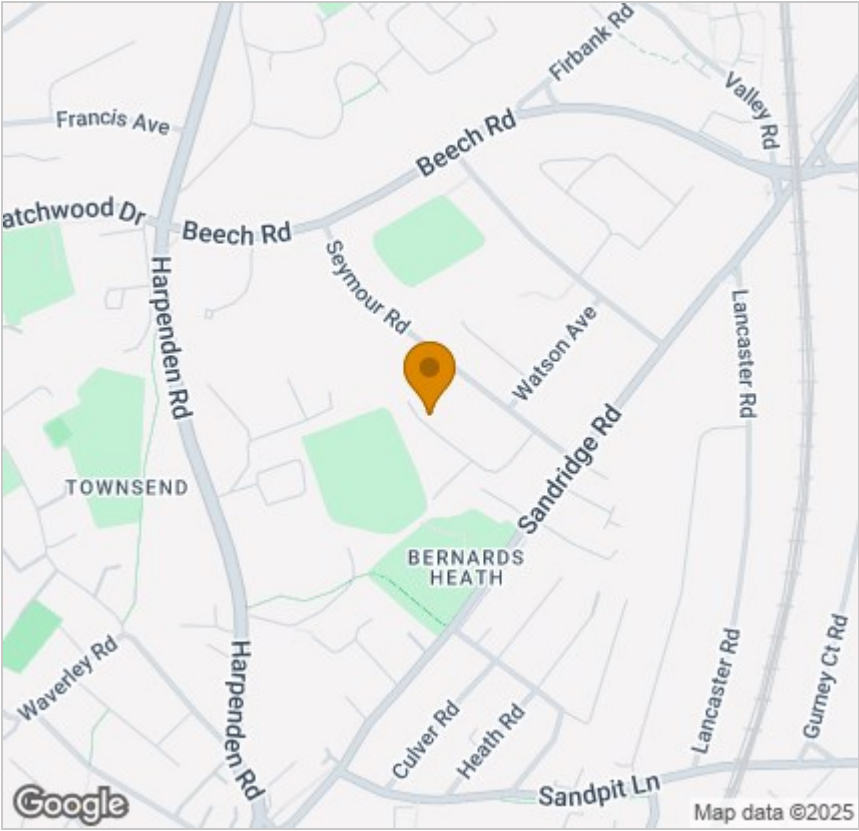
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
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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

