



10 Parkway Court Drakes Drive, St. Albans, AL1 5AA

Guide price £475,000 Freehold



Paul Barker  
ESTATE AGENTS

## 10 Parkway Court Drakes Drive

St. Albans, AL1 5AA

Welcome to this well-maintained three-bedroom home, offering spacious and comfortable living, in a convenient and sought after location.

The property opens into a welcoming hallway with doors to rooms and stairs leading to the first floor. There is a bright lounge/dining room at the rear with sliding patio doors flooding the room with natural light and providing direct access to a wonderful rear garden. To the front, there is a separate fitted kitchen with green wall and base units, recesses for white goods, an integrated oven and gas hob finished with tiled flooring.

Upstairs, the property features three generous bedrooms, including a spacious principal bedroom with two windows with a front aspect. There are two additional bedrooms which are perfect for family, guests, or a home office. There is a stylish modern family bathroom with a double vanity sinks, a bath with a shower above and a W.C complimented by contemporary tiling.

Externally, the home benefits from a well-maintained front garden, while the rear garden features a patio area and a neatly kept lawn, ideal for relaxing or entertaining.

Parkway Court is conveniently located close to a parade of shops, excellent schools including Cunningham Hill Primary and Samuel Ryder Primary/Secondary Schools. The mainline train station is just over 1 mile away with bus stops close by and excellent road access to the M25 & M1 motorway network.





## ACCOMODATION

### Entrance Hall

### Lounge/Diner

7'11 x 13'5 (2.41m x 4.09m)

### Kitchen

11'9 x 8'6 (3.58m x 2.59m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'5 x 11'1 (4.09m x 3.38m)

### Bedroom 2

12'5 x 6'11 (3.78m x 2.11m)

### Bedroom 3

6'7 x 6'2 (2.01m x 1.88m)

### Family Bathroom

## OUTSIDE

### Front Garden

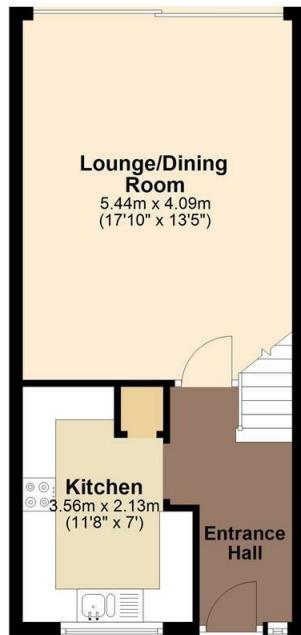
### Rear Garden



## Floor Plan

### Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



**Lounge/Dining Room**  
5.44m x 4.09m  
(17'10" x 13'5")

**Kitchen**  
3.56m x 2.13m  
(11'8" x 7')

Total area: approx. 74.2 sq. metres (798.6 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.

### First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



**Bedroom**  
3.76m x 2.13m  
(12'4" x 7')

**Bedroom**  
3.35m x 1.88m  
(11' x 6'2")

**Landing**

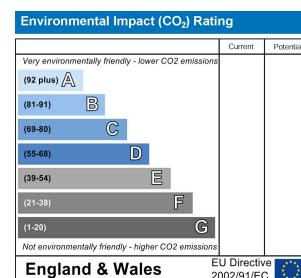
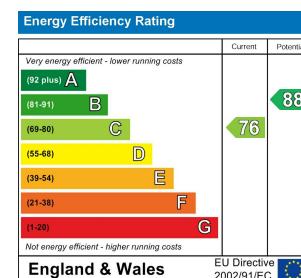
**Bathroom**

**Bedroom**  
3.18m x 4.09m  
(10'5" x 13'5")

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG

01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

**Paul Barker**  
ESTATE AGENTS