47 Partridge Road, St. Albans, AL3 6HH

Offers in excess of £500,000 Freehold

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Paul Barker
ESTATE AGENTS

47 Partridge Road

St. Albans, AL3 6HH

A fantastic opportunity to purchase this two double bedroom end-of-terrace home, set on a generous plot with a beautifully maintained 120ft rear garden. The property offers excellent scope to extend to the side, front and rear (subject to planning) and is available with no onward chain.

The accommodation begins with a part-glazed front door opening into an entrance porch, leading through to a welcoming hallway with stairs to the first floor and useful under-stairs storage. The bright dual-aspect lounge/diner features a central fireplace and sliding patio doors opening into a brick-built, double-glazed conservatory with access to the garden. The fitted kitchen provides a range of wood-effect units with worktops, incorporating a sink with mixer tap, gas hob, double oven, and space for appliances.

Upstairs, there are two double bedrooms, including a principal bedroom with an extensive range of fitted wardrobes, and a second bedroom overlooking the rear garden. The modern shower room includes a shower cubicle, basin with storage, and WC.

Outside, the property benefits from a block-paved driveway providing parking for several cars and a low-maintenance front garden. The impressive rear garden features a patio leading to a lawn with mature hedging, along with a substantial brick-built outhouse offering conversion potential, and a detached garage.

Partridge Road is located to the north of the City Centre in close proximity to local shops and highly regarded local schools including Garden Fields Primary school and St Albans Girls School. The mainline train station and the City Centre with its wide variety of shopping and leisure facilities are within 1.5 miles

ACCOMMODATION

Porch

Entrance Hall

Lounge/Dining Room
20'11 x 10'8 (6.38m x 3.25m)

Kitchen
7'9 x 7'6 (2.36m x 2.29m)

Conservatory
8'11 x 6'7 (2.72m x 2.01m)

FIRST FLOOR

Landing

Bedroom
16'9 x 8'9 (5.11m x 2.67m)

Bedroom
11'11 x 8'9 (3.63m x 2.67m)

Shower Room

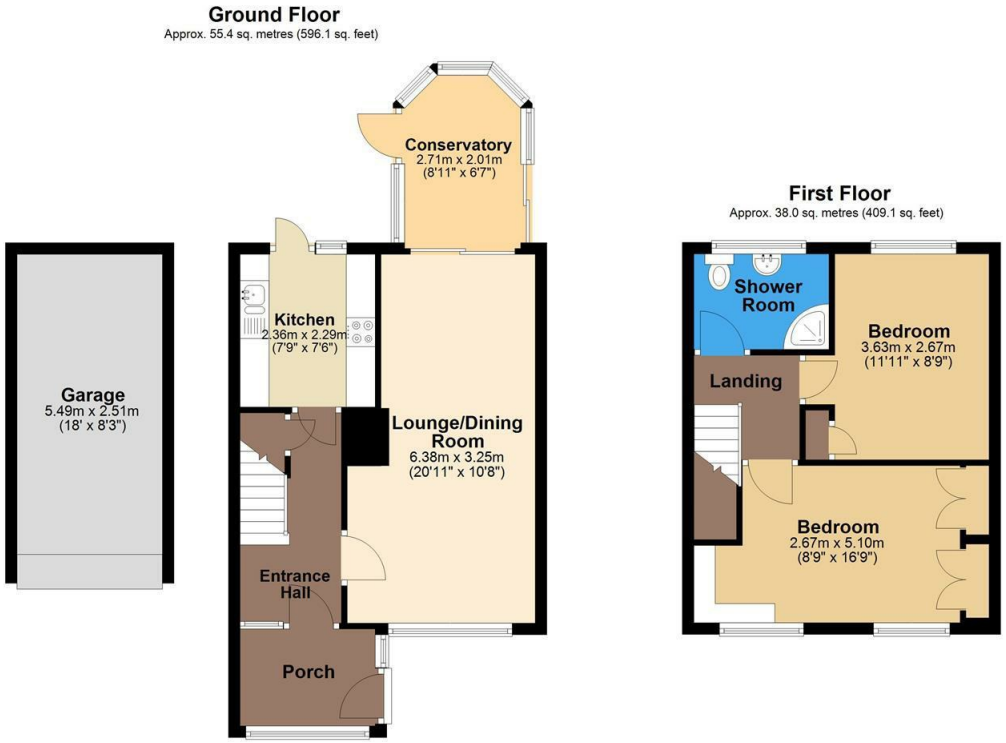
OUTSIDE

Frontage

Rear Garden
120 (36.58m)

Garage
18'0 x 8'3 (5.49m x 2.51m)

Floor Plan



Total area: approx. 93.4 sq. metres (1005.2 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.

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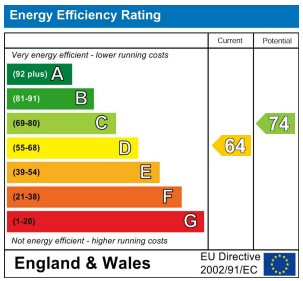
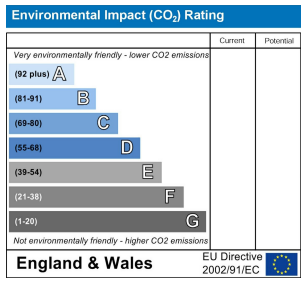
Area Map

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.

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