



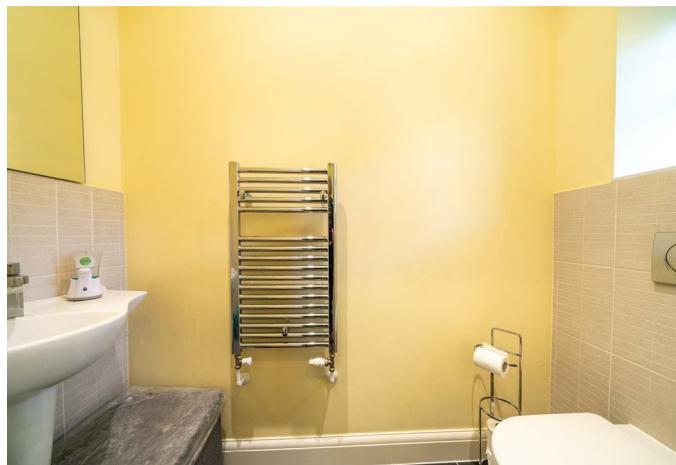
DRUCE
▲ & PARTNERS ▲

9 Cassius Drive
St. Albans, AL3 4GD
Guide Price £835,000

A 3/4 bedroom Town House in sought after Kings Park development on south side of St Albans close to the Verulamium Park and Lakes and with convenient access to the City centre amenities and close well regarded junior & secondary schools & Waitrose & Sainsburys supermarkets.

Built 10 years ago by Berkeley Homes the property includes 3 double bedrooms plus a Bed 4 / Study, en-suite to Bed 1, family bathroom , 17' x 15' living / dining room, fitted kitchen with integrated appliances, cloakroom, south east facing rear garden, garage and drive parking. Double glazed with part under floor and radiator central heating.

Easy access to M1 & M25. St Albans mainline station provides a fast & frequent service to St Pancras International. The nearby Abbey Station connects to Watford Junction and to London Euston Station



GROUND FLOOR

Entrance Hall

Underfloor heating. Security Alarm. Inset ceiling lights.

Cloakroom

Frosted window to front. Villeroy and Bosch sanitary ware; W.C and wash basin. Tiled floor. Partly tiled walls. Chrome heated towel rail. Inset ceiling lights.

Kitchen

11'8 x 7'8 (3.56m x 2.34m)

Window to front. Tiled floor with under floor heating. Comprehensive range of fitted wall cabinets and fitted cupboards with quartz work surfaces, 1 1/2 single drainer sink with mixer tap. Integrated fridge, freezer, dishwasher, and washer dryer. Bosch electric ceramic hob with extractor hood over, Bosch double oven. Inset ceiling lights. Opening into...

Living Room / Dinning Room

16'8 x 15'3 (5.08m x 4.65m)

French doors to rear with windows to side. Opening on to terrace and Garden. Inset ceiling lights. Large under stairs storage cupboard.

FIRST FLOOR

Landing

Radiator. Large airing cupboard with central heating gas boiler and mega flow cylinder.

Bedroom 1

11'10 x 9'7 (3.61m x 2.92m)

Window to front. Radiator. Built in wardrobe with mirror sliding doors.

En-suite Shower Room

Villeroy and Bosch sanitary ware comprising large walk in shower cubicle, W.C and wash basin. Tiled floor. Chrome heated towel rail. Inset ceiling lights.

Bedroom 2

13'6 x 9'4 (4.11m x 2.84m)

Impressive vaulted ceiling. Window to front. Radiator. Built in wardrobe cupboard.

Bedroom 3

10'4 x 8'7 (3.15m x 2.62m)

Window overlooking rear garden. Radiator. Inset ceiling lights. Access to spacious boarded loft with lighting.

Bedroom 4 / Study

7'6 x 6'4 (2.29m x 1.93m)

Fitted desk with cupboards under and high level cupboards over. Window overlooking rear garden. Radiator.

Family Bathroom

Villeroy and Bosch suite comprising panel bath with mixer tap and shower fitting, W.C., and wash basin. Amtico floor and tiled walls. Chrome heated towel rail. Extractor fan. Inset ceiling lights.

OUTSIDE

Garage

20'5 x 10'8 (6.22m x 3.25m)

An integral garage with electric up and over door, with power and light. Door to rear garden.

Additional Paved Driveway Parking

Front Garden

Lawned area with well stocked flower and shrub borders.

South East Facing Rear Garden

Large Paved Patio area, lawned garden with flower and shrub borders. Outside water tap. Lantern light. Electric points.

ALL MAINS SERVICES

Service Charge

Current charge is £206 p.a. payable to estate management company for the upkeep of the road and communal flower and shrub borders.

EPC

Energy rating - C

Council Tax

Council Tax Band - F - Payable per annum - £2,963.08

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk



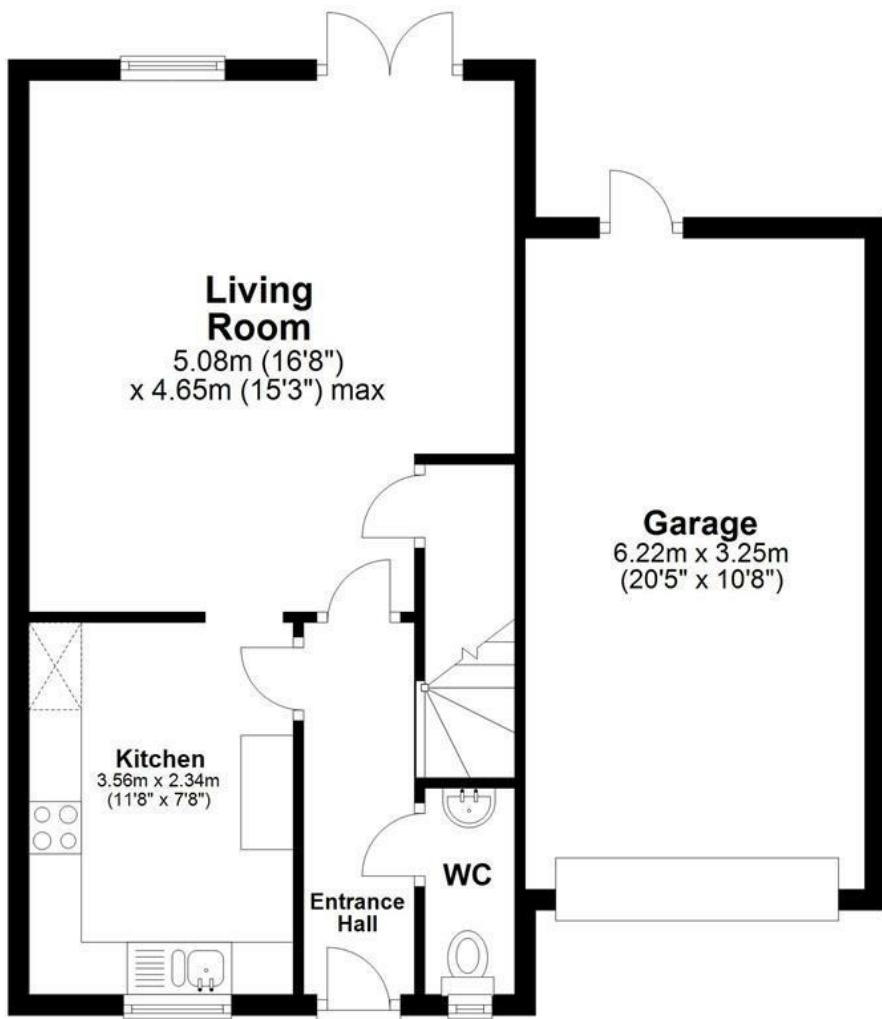






Ground Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



Total area: approx. 122.5 sq. metres (1318.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.