



DRUCE
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11 Aysgarth Road
St. Albans, Hertfordshire AL3 7PJ
Guide Price £620,000

A 1920's 3 bedroom detached house with mature well stocked 110 approx south facing rear garden in a small private gravelled cul-de-sac , close open farmland and within easy reach of Redbourn High Street and Common. The property has enormous potential for extension (subject to planning).

Redbourn is a picturesque Hertfordshire Village with historic High Street including variety of shops, post office, pubs and restaurants. St.Albans and Harpenden are within 4 miles with main line stations to St. Pancras International. M1/M25 links are within easy reach.



GROUND FLOOR

Entrance Hall

Panelled staircase to first floor with understairs storage cupboard. Radiator. Electric radiator.

Lounge

20'4 x 12' (6.20m x 3.66m)

Dual aspect. Wide bay to front and french doors to rear garden. Fireplace with wood surround, tiled hearth and gas fire. 2 radiators.

Breakfast / Kitchen

12'0 x 9'10 (3.66m x 3.00m)

Sink with mixer tap. Range of fitted cupboards , drawers and wall cabinets. Integrated electric oven, gas hob with extractor over. Plumbing and recess for dishwasher and washing machine , space for fridge freezer. Gas boiler. Electric radiator. Leded light windows over looking door to garden.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

12' x 10'2 (3.66m x 3.10m)

Laded windows to front. Radiator.

Bedroom 2

12' x 8'10 (3.66m x 2.69m)

Laded windows overlooking garden. Radiator.

Bedroom 3

12' x 8'9 (3.66m x 2.67m)

Laded windows over looking garden. Radiator.

Bathroom

Panelled bath. Pedestal wash and hand basin. Low level W.C. radiator. Towel rail . Extractor. 3 Wall mirrors. Opaque leaded windows to front.

OUTSIDE

Front Garden

Flower and shrub boarders. Side gate and passage to

Rear Garden

112 (34.14m)

Approx. 110ft approx south facing rear garden. Well stocked with an abundance of flowering shrubs, hedges and mature trees. Lawn and kitchen garden area.

ALL MAINS SERVICES

EPC

Band : E

Council Tax

Band: E

Currently P.A : £2,437

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



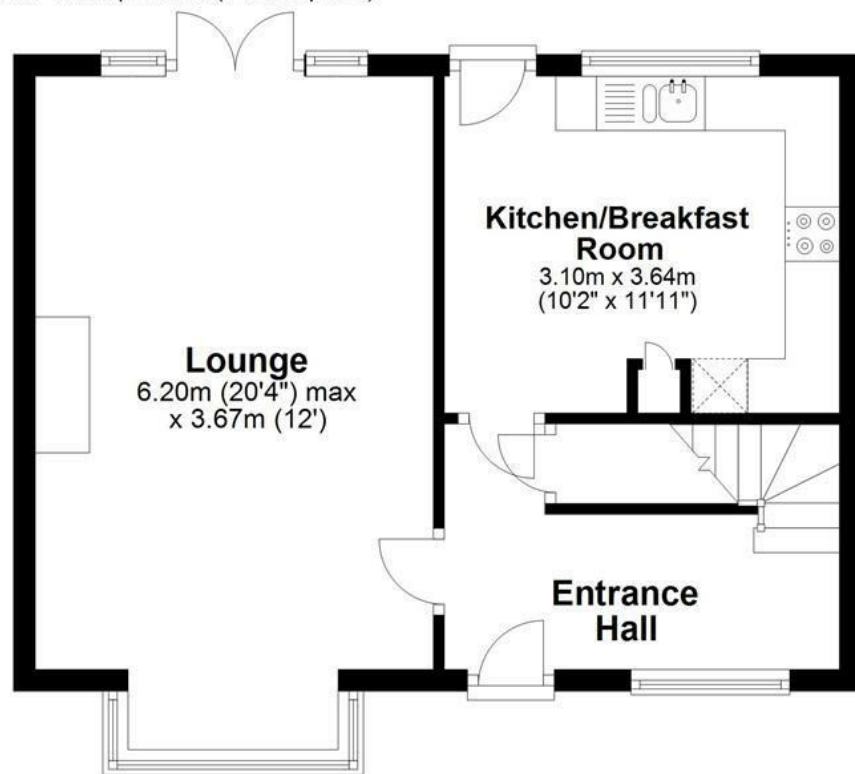






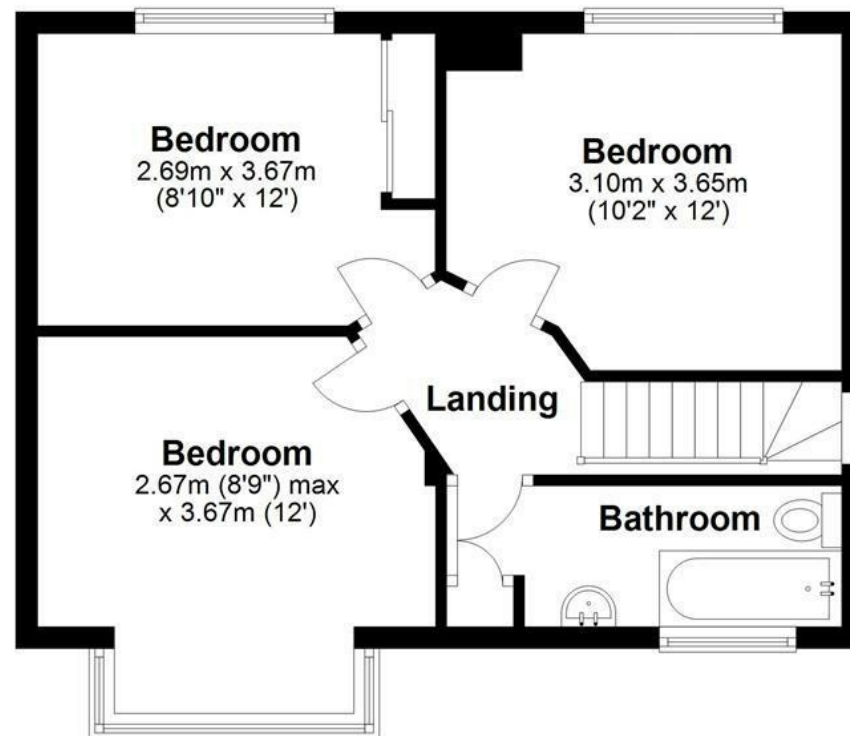
Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)

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