



DRUCE
▲ & PARTNERS ▲

35 Beresford Road
St. Albans, AL1 5NW
Guide Price £675,000

35 Beresford Road St Albans

A well maintained bright and airy 3 bedroom semi-detached house with impressive garden room/ home office in west facing 55ft rear garden.

In a family friendly residential area. close regarded schools and within easy reach of main line station into St Pancras International. There are a variety of restaurants shops and cafes close by.

The property enjoys a neutral décor throughout and the special feature of this property is the wonderful open plan 19ft x 22ft (L shaped) Kitchen / Dining / Conservatory overlooking well tended west facing rear garden.

There is an entrance hall, a bay fronted living room with original fireplace, 3 bedrooms on first floor, all with fitted wardrobe cupboards and a bathroom with white suite and shower cubicle.



GROUND FLOOR

Entrance Hall

Lounge

14' x 11'11 (4.27m x 3.63m)

Kitchen/ Dining Room

18'8 x 11'11 (5.69m x 3.63m)

Opening into :-

Conservatory

11' x 9'7 (3.35m x 2.92m)

Double doors to garden

FIRST FLOOR

Landing

Airing cupboard

Bedroom 1

12' x 11'5 (3.66m x 3.48m)

Fitted wardrobes

Bedroom 2

10'1 x 10' (3.07m x 3.05m)

Fitted wardrobes

Bedroom 3

8'3 x 7'9 (2.51m x 2.36m)

Fitted wardrobes

Bathroom

Panelled bath, wash hand basin, w.c.
& shower cubicle

OUTSIDE

55' west facing rear garden with gate access

Garden Room/ Office

14'2 x 8'11 (4.32m x 2.72m)

With kitchen and w.c.

55 ft West Facing Rear Garden

approx 55 ft (approx 16.76m ft)

Lawned and fenced with gate access

ALL MAINS SERVICES

EPC

Energy rating - E

Council Tax

Band - D £2306p.a



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** Email: **sales@druce-partners.co.uk**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		52	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			



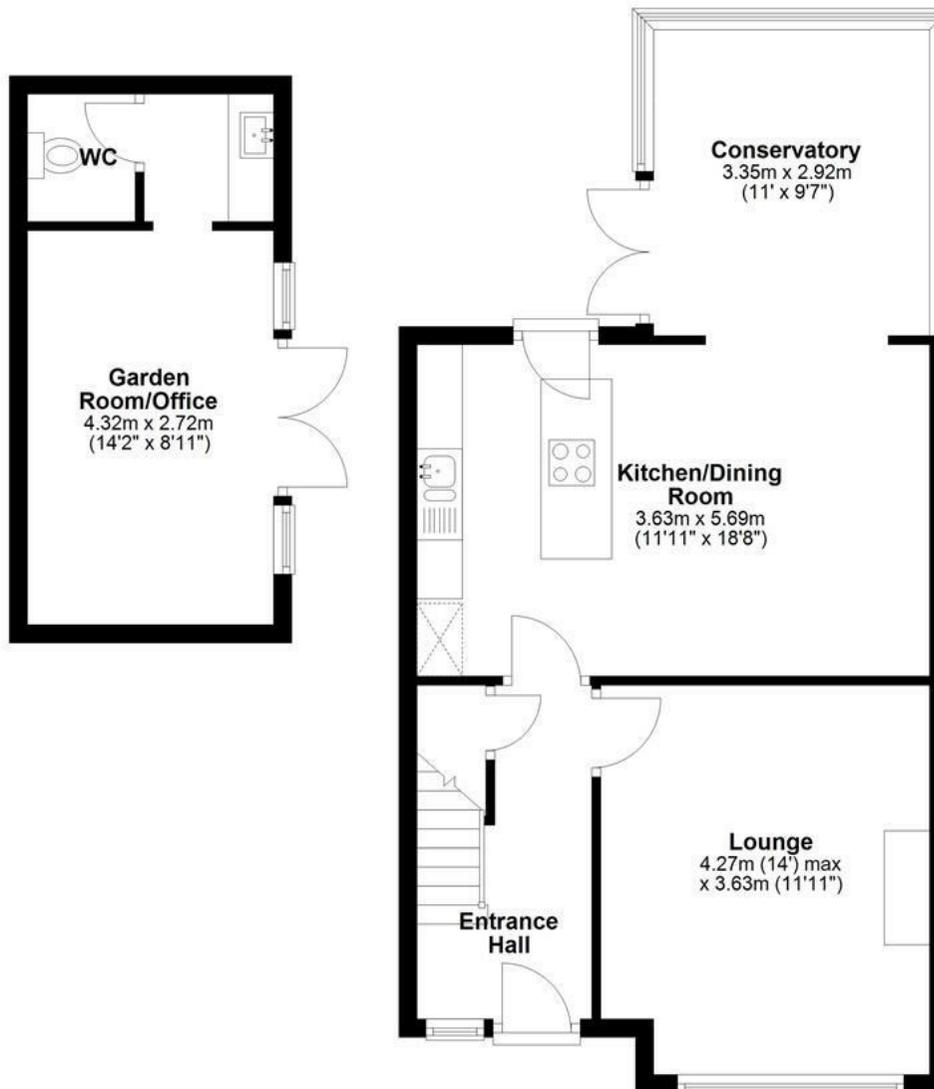






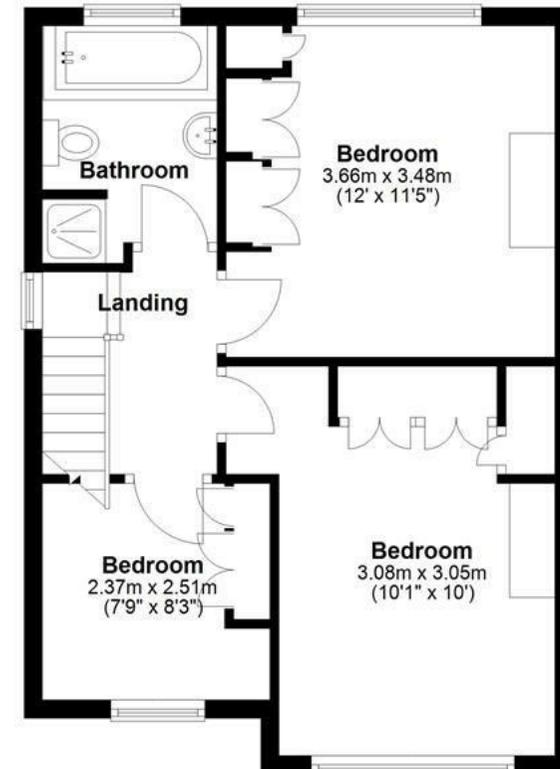
Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 113.2 sq. metres (1218.1 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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