



2 Thirlmere Drive, St. Albans, Hertfordshire, AL1 5QR  
Asking Price £575,000

**space**  
estates.com



OFFERED WITH NO UPPER CHAIN! A three bedroom semi detached house on a larger corner plot providing a large rear garden and off street parking for multiple cars. The property is well placed for popular primary and secondary schools including Cunningham Hill primary & Samuel Ryder Academy. Ideally located for easy access to the Town Centre, motorway links and St Albans City Station.

Freehold Tenure.  
Council Tax Band D.

- NO UPPER CHAIN
- SEMI DETACHED
- OFF STREET PARKING FOR MULTIPLE CARS
- WELL LOCATED FOR GOOD SCHOOLS
- LARGE CORNER PLOT
- THREE BEDROOMS
- LARGE REAR GARDEN
- EASY ACCESS TO TOWN CENTRE

**Porch**

**Entrance Hall**

**Living / Dining Room**

**Kitchen**

**WC**

**Master Bedroom with built in wardrobes**

**Second Double Bedroom with built in wardrobes**

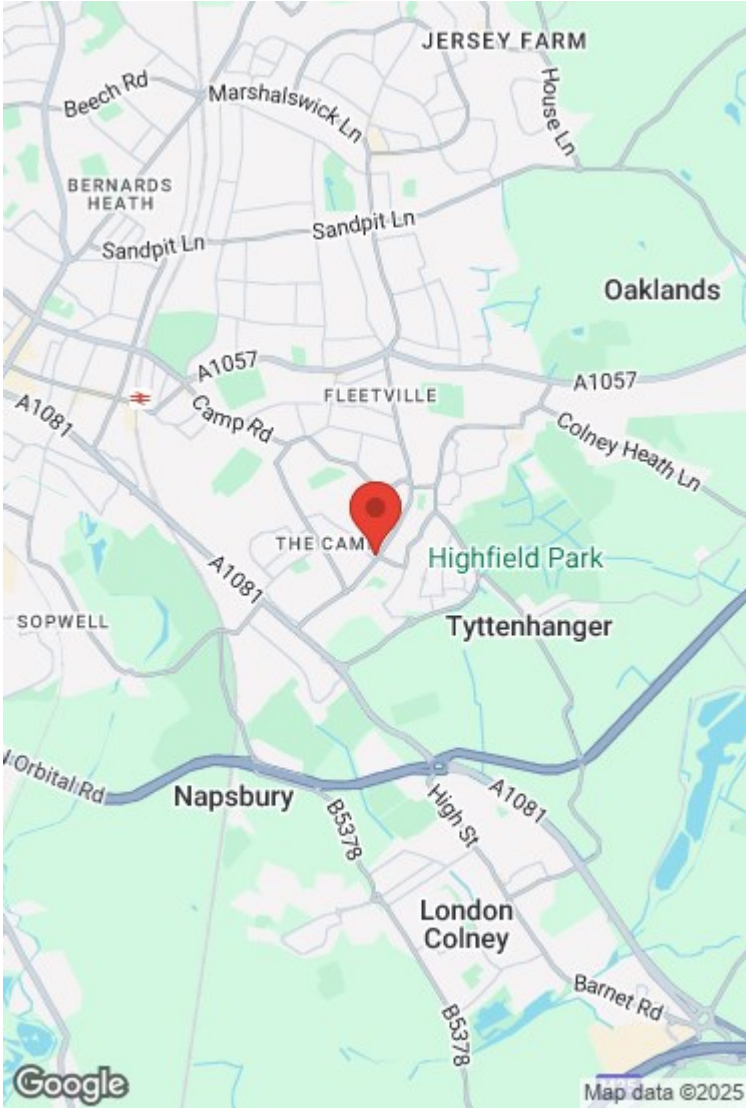
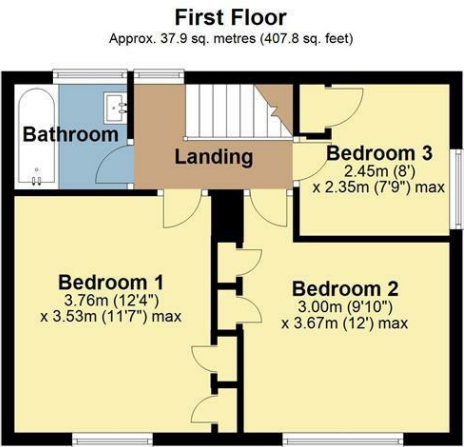
**Third Bedroom with built in storage**

**Bathroom**

**Outbuilding with power**

**Large Rear Garden and Driveway**





Total area: approx. 85.0 sq. metres (914.9 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 68        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |





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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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