

49 Cavan Drive, St. Albans, AL3 6HP
Asking Price £525,000

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NO UPPER CHAIN! A three-bedroom end-of-terrace property situated in the popular New Greens area of St Albans. The property is ideally located for well-regarded schools, local shops, transport links and easy access to the City Centre.

Further benefits include a large lawned rear garden with side access, a block-paved driveway providing parking for multiple vehicles and pleasant views over adjoining parkland. There is also potential to extend to the rear, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance hall, living/dining room, kitchen with access to the garden, two double bedrooms, a third bedroom, family bathroom and an external brick-built store.

Freehold Tenure.
Council Tax Band D.

- NO UPPER CHAIN
- THREE BEDROOM PROPERTY
- OFF STREET PARKING FOR MULTIPLE CARS
- POTENTIAL TO EXTEND TO THE REAR SUBJECT TO RELEVANT PERMISSIONS
- NEW GREENS AREA OF ST ALBANS
- LARGE GARDEN
- WELL PLACED FOR BOTH PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

Living / Dining Room

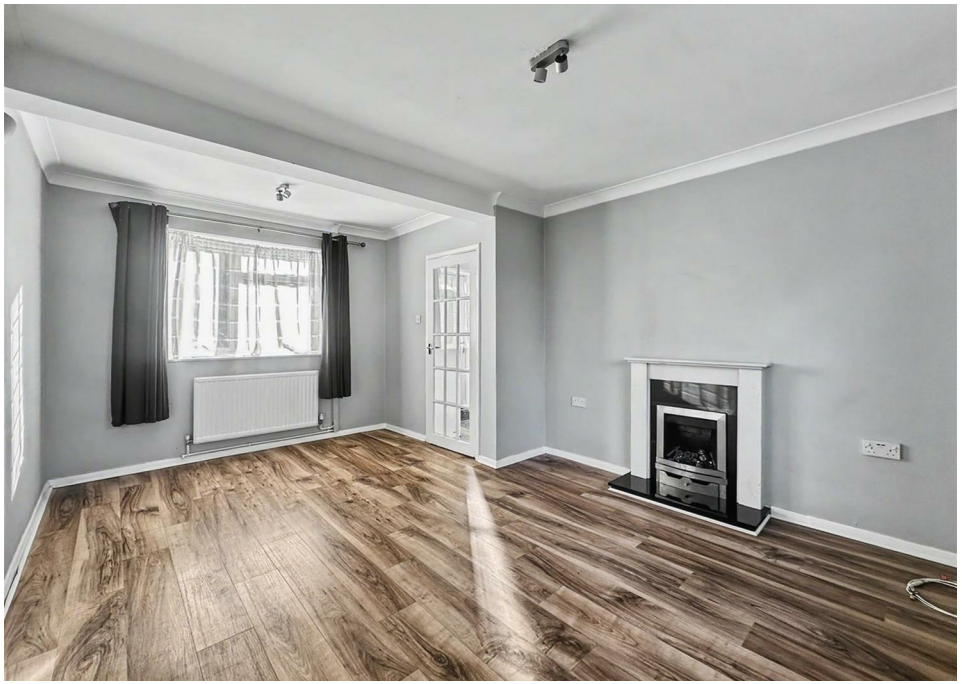
Kitchen

Master Bedroom

Second Bedroom

Third Bedroom / Study

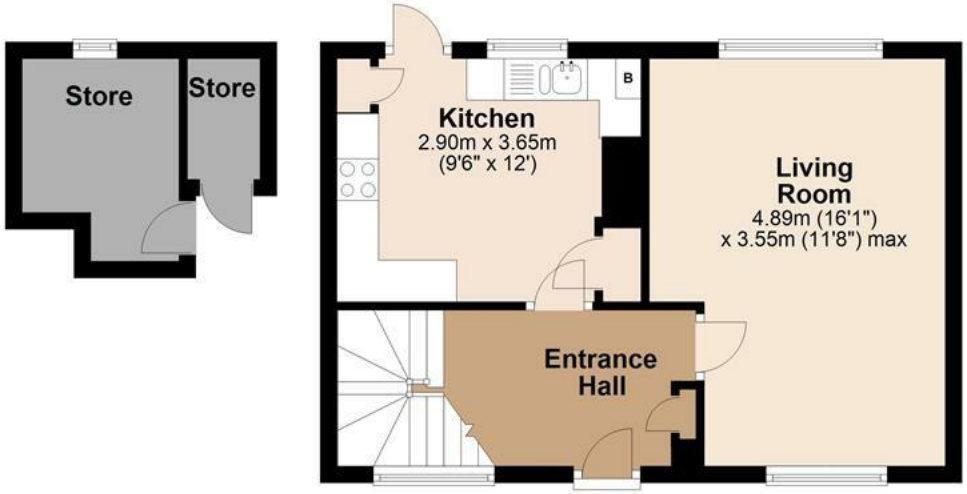
Bathroom





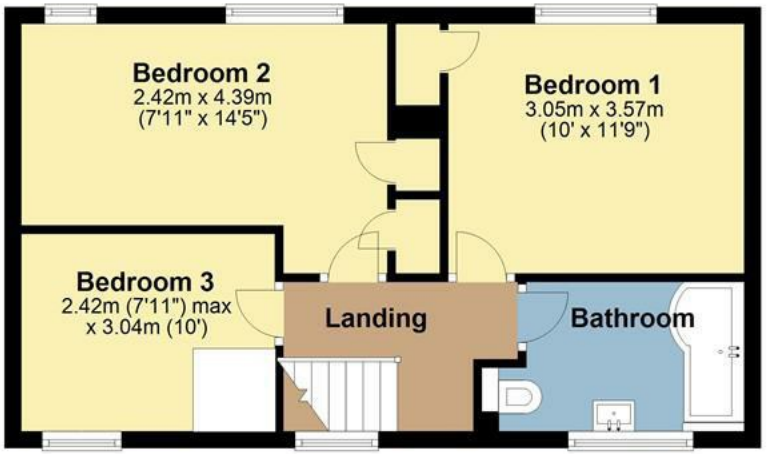
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



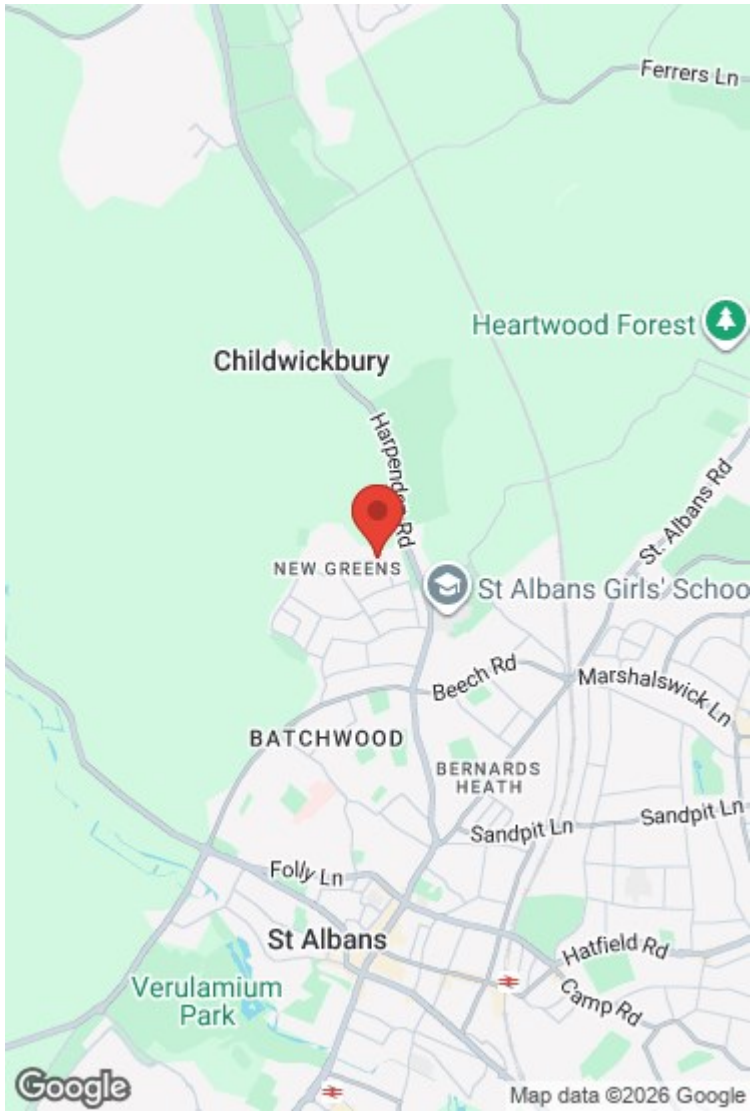
First Floor

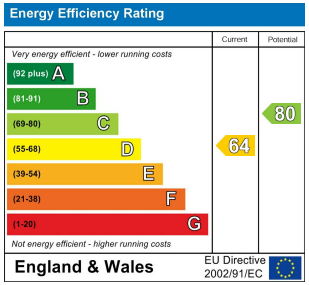
Approx. 42.8 sq. metres (460.7 sq. feet)

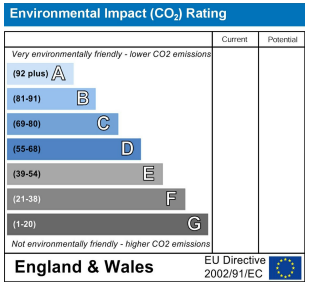


Total area: approx. 83.8 sq. metres (901.7 sq. feet)

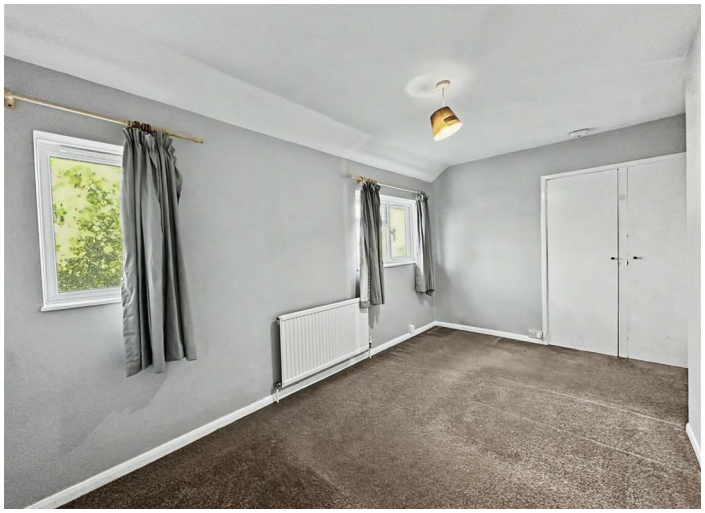
This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

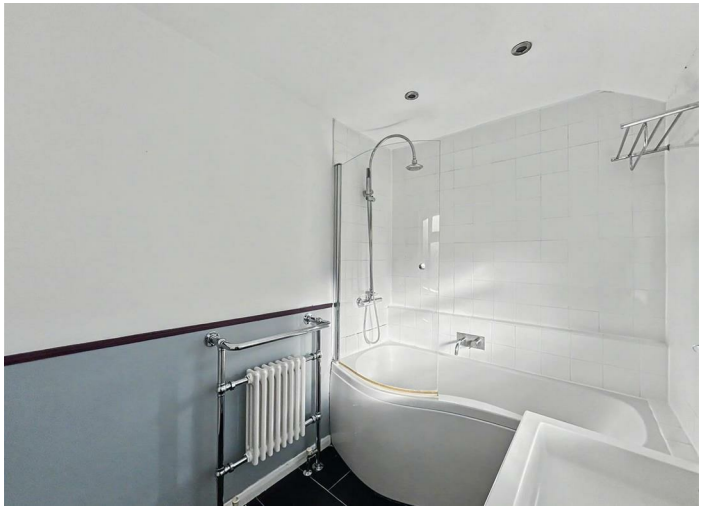













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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