



Gurney Court Road St. Albans, AL1 4QX

Family home with a 125ft garden (westerly aspect), and a fabulous Gym / Games Room / Home Office. There is potential to extend (STPP). Ideally located for schooling and within walking distance of the station and town centre.

Guide price £895,000

Gurney Court Road

St. Albans, AL1 4QX



- Circa 1,200 sq ft
- Potential to extend (STPP)
- Large Gym / Home Office / Games Room
- Garden 125ft, westerly aspect
- Off-street parking
- Ideally located for schooling
- Walking distance to station & town centre

Entrance Hall

Living Room

12'8" x 11'6" (3.87 x 3.53)

Family Room

10'11" x 10'5" (3.33 x 3.20)

Kitchen / Dining Room

17'5" x 8'11" (5.31 x 2.73)

Utility Room

Store Room

Cloakroom

Bedroom One

12'6" x 8'11" (3.82 x 2.73)

Bedroom Two

14'1" x 10'7" (4.30 x 3.25)

Bedroom Three

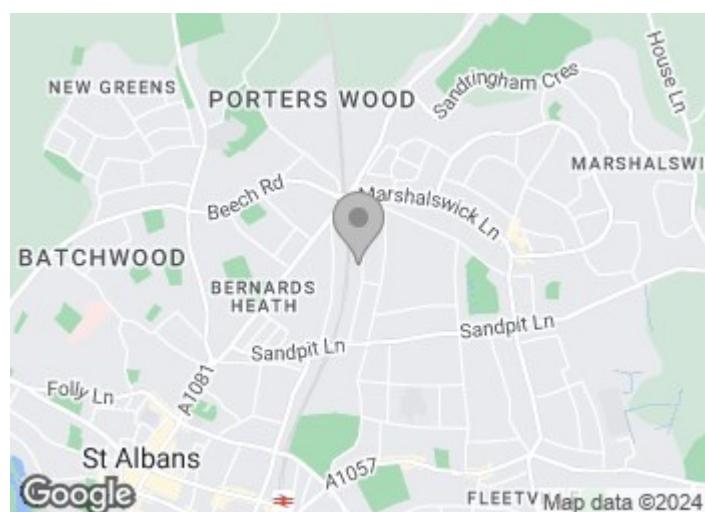
10'0" x 7'4" (3.07 x 2.25)

Bedroom Four

8'9" x 7'0" (2.67 x 2.14)

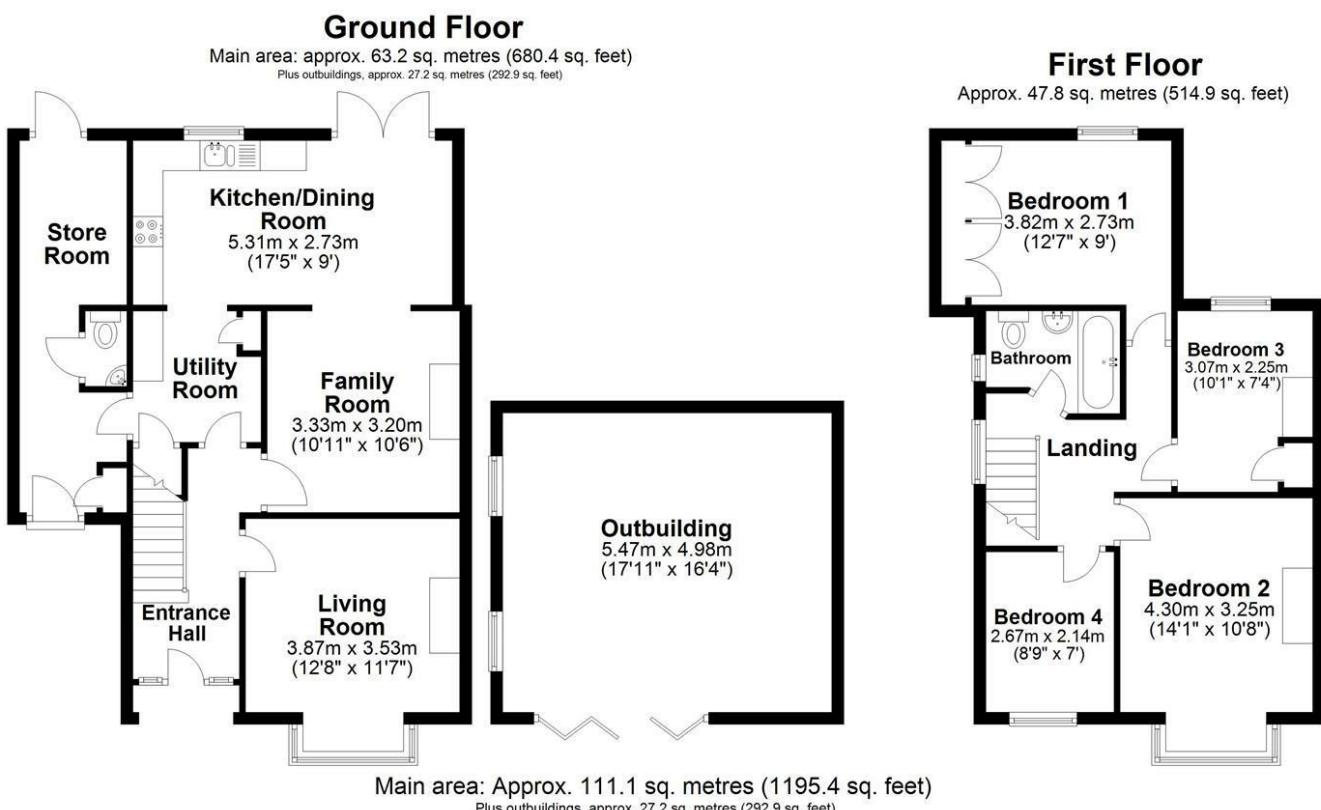
Home Office / Gym / Games Room

17'11" x 16'4" (5.47 x 4.98)





Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			