





A FOUR BEDROOM DETACHED HOUSE WITH THREE RECEPTION ROOMS, TWO BATHROOMS - CHAIN FREE

This superb family home occupies a lovely residential position within the popular New Greens area of St Albans. Adjacent to Batchwood Golf And Sports Centre and open space, the property is also situated within one mile of a number of highly sought after schools that include St Albans School For Girls and Bernards Heath Junior School.

The ground floor is made up of an entrance hallway, a 29ft principle reception room, study and kitchen/dining room. On the first floor, the master bedroom has an en-suite shower room. There are three further good size bedrooms plus the family bathroom.

Externally, there are gardens to front and rear, side garage and off road parking.



KEY FEATURES

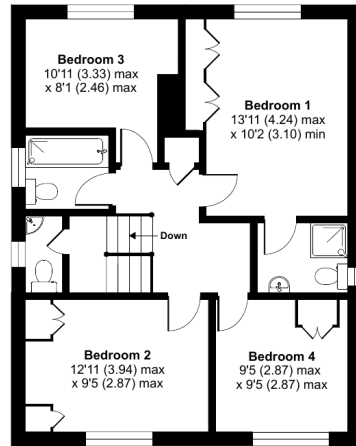
- Potential for side, rear and loft extension (stp)
- Two bathrooms plus separate w.c.
- Sunny aspect south-east facing garden
- Four bedrooms
- Highly sought after location
- Spacious and versatile accommodation



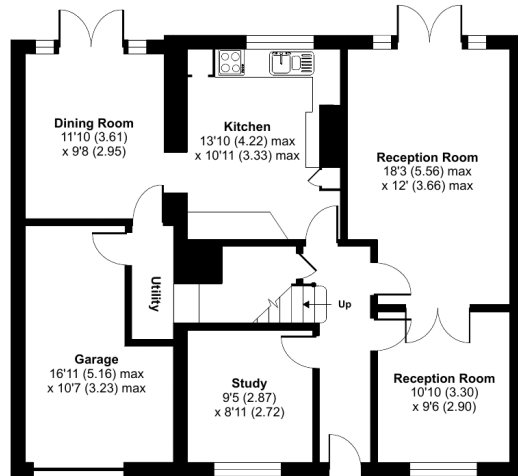
Toulmin Drive, St. Albans, AL3

Approximate Area = 1716 sq ft / 159.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Salters Residential. REF: 998716

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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