

Cadoxton Place, St. Albans



Offers in the region of £900,000



Key Features

- Stunning Victorian Conversion
- Three Double Bedrooms
- Three Bathrooms
- Large Kitchen/Diner
- Allocated Parking
- Private Courtyard Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Full Description



Entrance Hall

Entry phone. Wooden flooring. Recessed spotlights. Radiator. Double glazed window to side. Door with double glazed panel to side. Stairs to first floor.

Cloakroom

Sink and low level wc. Part-tiled walls. Wooden flooring. Recessed spotlights. Radiator.

Kitchen/Breakfast Room 4.75m x 3.02m (15'7 x 9'11)

Comprehensive range of wall and base units with granite work surfaces over. Inset one and a half bowl sink unit with mixer tap. Built-in AEG oven and gas hob, cooker hood over. Integrated fridge/freezer. Recessed spotlights. Radiator. Double glazed sash style windows to front. Double doors with double glazed panels to front.

Living/Dining Room 6.38m x 3.84m (20'11 x 12'7)

10ft ceiling height. Gas fire. Understairs storage cupboard. Recessed spotlights. Double glazed sash style windows to side. Attractive bay windows with double doors with double glazed panels to side.

FIRST FLOOR

Landing

Recessed spotlights. Double glazed sash window to side. Stairs to second floor.

Bedroom Two 4.06m x 3.78m (13'4 x 12'5)

Large walk-in wardrobe. Radiator. Bay window to side with double glazed sash windows.

En Suite

White suite comprising tiled panelled bath with mixer tap and shower attachment, vanity sink and low level wc. Heated towel rail. Part-tiled walls. Tiled flooring. Recessed spotlights.

Bedroom Three 3.99m x 2.97m (13'1 x 9'9)

Radiator. Two double glazed sash style windows to front.

En Suite

Tiled shower cubicle, sink and low level wc. Heated towel rail. Part-tiled walls. Tiled flooring. Recessed spotlights.

SECOND FLOOR

Master Bedroom 6.20m x 3.18m (20'4 x 10'5)

Eaves storage. Radiator. Double glazed sash style window to side.

En Suite

Panelled bath with mixer tap and shower attachment, tiled shower cubicle, sink and low level wc. Cupboard housing central

heating boiler. Recessed spotlights. Double glazed sash style window to front.

OUTSIDE

Courtyard Area

Gated courtyard area with artificial grass, making an attractive outside space.

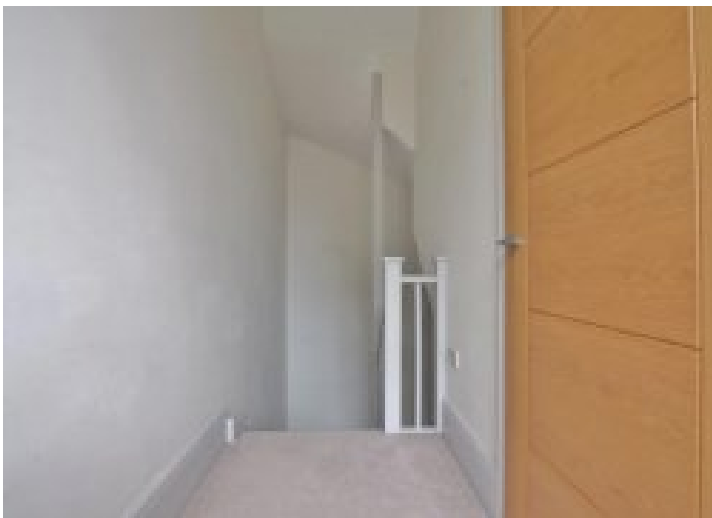
Parking

Allocated parking bay.

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