



Connells

Sunnydell
St. Albans



Property Description

Occupying a peaceful position in the highly sought-after village of Chiswell Green, this well-proportioned three double bedroom family home presents an exciting opportunity to create a superb long-term home with a fantastic scope for modernisation and further extension (STPP).

A welcoming entrance hall provides access to all principal ground floor rooms, together with a useful cloakroom/WC.

Spacious living room which is centred around a feature fireplace, plus an adjoining dining room offering an ideal setting for entertaining or family meals while enjoying views across the mature garden.

The kitchen is fitted with a range of wall and base units and benefits from access to a covered side passage, providing a practical route to both the front and rear of the property as well as ample storage.

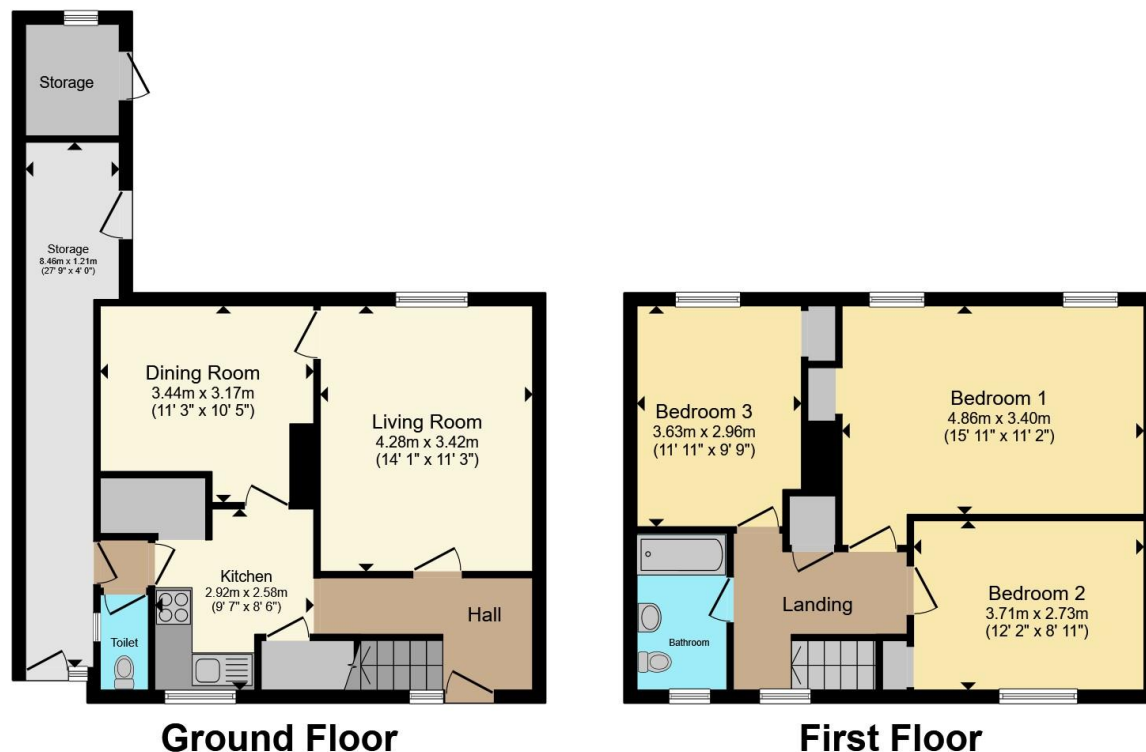
Upstairs, the generous accommodation continues with three genuine double bedrooms. The impressive principal bedroom measures 15ft and overlooks the rear garden, while the remaining bedrooms provide versatile space for family living, guests or home working. Completing the first floor is a family bathroom.

A beautifully established and private rear garden, measuring approximately 150ft and bordered by an abundance of established shrubs, trees and planting. To the front of the property, there is a well tended garden which can be created into driveway parking subject to the relevant consents being in place.

Location

Perfectly positioned in the ever-popular Chiswell Green area, the property combines a quiet residential setting with exceptional convenience. St Albans city centre is just a short drive away, while excellent road links via the M1 and M25, along with nearby rail services into London, make this an ideal location for commuters and families alike. Highly regarded local schools, parks and everyday amenities are all within easy reach, adding to the area's enduring appeal.





Total floor area 107.4 m² (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold



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Property Ref: STA318256 - 0004