

Asking price of £550,000

Bell View, St Albans, AL4



- **Close proximity of Beaumont Secondary School**
- **Three Bedrooms**
- **En-suite to Master Bedroom**
- **Garage with Car Port**
- **Allocated Parking**
- **Recently refurbished**

Ideally located in a quiet cul-de-sac 0.4 miles from the sought after Beaumont Secondary School this three bedroom end of terrace house has been completely refurbished by its current owners with the addition of a conservatory. The property benefits from a versatile area, fully integrated kitchen, downstairs cloakroom, En-suite, allocated parking as well as a garage with carport. Internal Viewing is highly recommended.

Website: www.raineandco.com Email: pottersbar@raineandco.com



Bell View, St Albans, AL4 0SQ

Porch

Property entered via front door.
Carpeted flooring. Door to cloakroom.

Cloakroom

Double glazed frosted window to side.
Low level WC and wash hand basin.
Coving to ceiling. Tiled floor. Radiator.

Reception Room

5.22m x 4.44m (17'2" x 14'7")
Double glazed window aspect to front.
Carpeted flooring. Coving to ceiling.
Fitted storage cupboard. Electric fireplace.

Kitchen / Breakfast Room

4.42m x 2.84m (14'6" x 9'4")
Double glazed window to rear. White gloss wall and base kitchen units with solid granite work surface. Tiled splash back. Single stainless sink with chrome mixer tap and inset draining board. Electric 6 ring hob and whirlpool electric oven. Fitted dishwasher, washing machine, and microwave and bin storage. Space for fridge freezer. Radiator. Access to under stairs storage cupboard with multiple power points. Double doors to conservatory.

Conservatory

3.41m x 2.68m (11'2" x 8'10")
Upvc framed and double glazed throughout. Tiled floor. Electric heater. Double doors to rear garden.

First Floor Landing

Double glazed window aspect to side.
Carpeted flooring. Storage cupboard.
Carpeted flooring. Access to loft space and to all rooms.

Master Bedroom

3.51m x 2.60m (11'6" x 8'6")
Double glazed window aspect to front.
Three floor to ceiling fitted wardrobes.
Carpeted flooring. Radiator. Access to En-suite.

En-suite

Tiled floor. Fully tiled walls. Low level WC, wash hand basin and double electric shower. Spot lighting. Chrome heated towel rail.

Bedroom Two

3.20m x 2.44m (10'6" x 8'0")
Double glazed window aspect to rear.
Fitted floor to ceiling wardrobes. Fitted desk. Radiator. Carpeted flooring.

Bedroom Three

2.60m x 1.74m (8'6" x 5'9")
Double glazed window aspect to front.
Radiator. Carpeted flooring.

Bathroom

Double glazed frosted window to rear.
Fully tiled. Tiled floor. Bath with electric shower with glass folding shower screen. Chrome heated towel rail. Low level WC and wash hand basin. Spot lighting.

Front Garden

Lay to lawn. Flower bed boarder.

Rear Garden

Lay to lawn. Flower bed border. Patio area. Rear access.

Garage

Single, up and over door and power and light.

Additional information

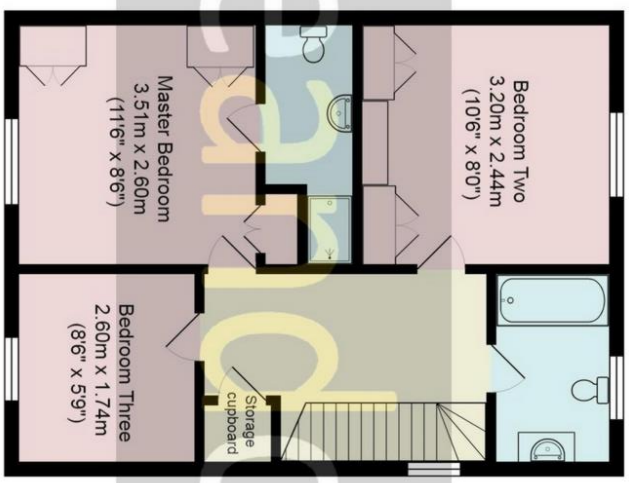
Car port on allocated parking space.
Please note the vendor is associated with Raine and Co.



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	82
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	62	81
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER RAINE AND CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Bell View, St Albans, AL4

All measurements are approximate and for display purposes only
Total approx. floor area is 805 sq.ft (74.78 sq.m)

ESTATE
AGENTS

raia

ne

co

®