



Gurney Court Road, St Albans



DAVID CHADWICK
ST ALBANS

16 Gurney Court Road, St Albans AL1 4RL

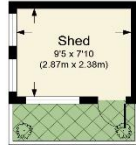
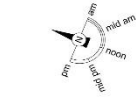
Storm porch | Entrance-hall | Sitting room | Kitchen/breakfast room | Dining/family room | Home office | Utility | Cloak room | 4 Double bedrooms | Family bathroom | En-suite bathroom | Store | Summer house | Garden shed | Gardens | Driveway parking | Tenure Freehold | No onward chain | EPC rating D | Council tax band G £3,425.85

The Property

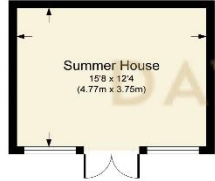
This excellent extended detached family home offers well-planned and spacious accommodation over two floors, while offering scope to create further bedroom and bathroom accommodation to the loft, subject to the necessary consents. To the ground floor is a well-balanced combination of open plan living at the rear of the house, with the interconnecting dining/family room and the kitchen/breakfast room, with a separate formal sitting room at the front of the house, and a home office to one side. A useful utility and a separate cloak room complete the picture downstairs while on the first floor there are four generous double bedrooms, the principal bedroom has an ensuite bath/shower room and there is a separate family bathroom with a bath and walk in shower. The house sits behind a handsome bay-fronted 1930's façade, garden and drive. Gated passage to one side leads to a sizeable back garden, which has been laid mainly to lawn with a large, paved terrace. The garden enjoys a pleasant leafy aspect, is well stocked with trees and shrubs and has a substantial timber garden room and shed.



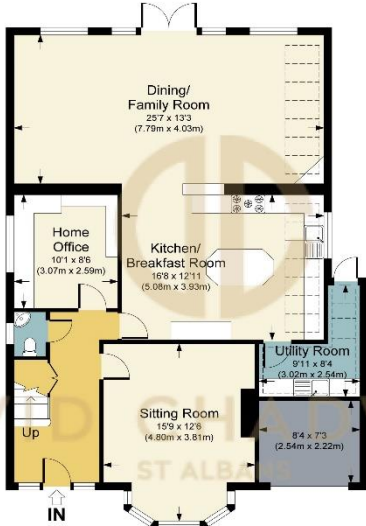




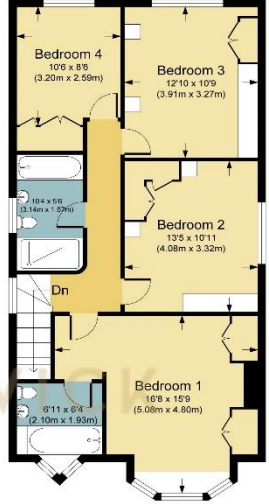
Shed



Summer House



Ground Floor



First Floor

GURNEY COURT ROAD, AL1

APPROX. GROSS INTERNAL FLOOR AREA 2176.78 SQ FT / 202.23 SQ M. INC. SHED/SUMMER HOUSE
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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