



Cottonmill Lane, St Albans



DAVID CHADWICK
EST. 1985

62 Cottonmill Lane, St Albans AL1 2EP

Entrance hall | Sitting room | Kitchen/dining room | Home office |
Three bedrooms | Family bathroom | Garden | Garden store | Off-
street parking | EPC rating E | Council Tax band D - £2,055.51.

The Property

There is a light, airy and immaculately presented accommodation over two well planned floors, with scope to enlarge to the rear and into the loft, subject to the usual consents. On the ground floor an entrance hall leads to a spacious sitting room at the front of the house, and an open plan kitchen/dining room across the rear of the house, while stairs rise to the first-floor accommodation.

The sitting room features wooden flooring, café style plantation shutters, a designer radiator and fitted storage and shelving to one side of the chimney breast. Similarly, the kitchen/dining room also features wooden flooring, and a designer radiator, the kitchen cabinets are in pale grey with quartz counter tops, while French doors lead to the garden, Upstairs there are three comfortable bedrooms, a stylishly appointed family bathroom, and an access hatch leads to the loft space.

Outside

The house sits behind a brick-built facade and front garden, laid mainly to lawn with driveway parking for one car. A footpath leads to the front door while gated passage to one side leads to the garden at the rear, where a large, paved terrace leads to a generous lawn, with fenced and planted boundaries and a brick built outbuilding housing a home office and garden store.







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.

david@davidchadwickstalbans.com
 Mobile 07859 768597
 Office 01727 857165
 davidchadwickstalbans.com



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