



Howard Close, St. Albans, AL1 5AL

welcome to

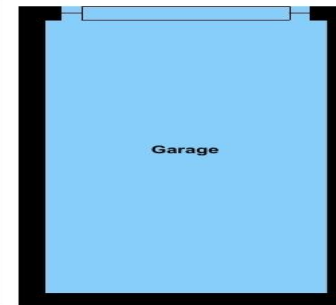
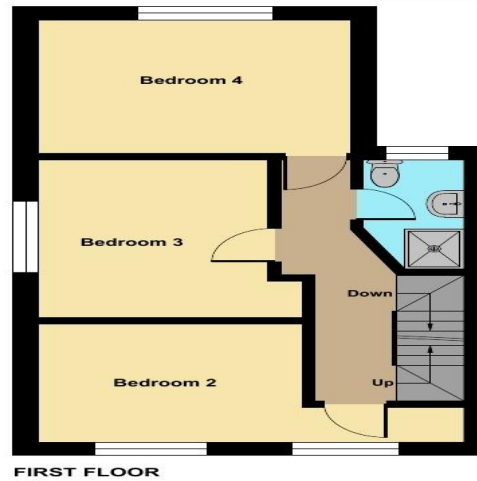
Howard Close, St. Albans

Situated in a quiet cul-de-sac and offering over 1,350 sq ft of beautifully presented accommodation, arranged across three floors, this impressive four double bedroom end-of-terrace family home also boasts a driveway and garage.



Howard Close, St. Albans, AL1

Approximate Area = 1375 sq ft / 127.7 sq m
Garage = 225 sq ft / 20.9 sq m
Total = 1600 sq ft / 148.6 sq m
For identification only - Not to scale



Ground Floor

Reception Room

20' 11" to bay x 17' 8" max (6.38m to bay x 5.38m max)

Kitchen/Dining Room

18' 2" x 12' (5.54m x 3.66m)

W.C.

First Floor

Bedroom 2

16' 9" max x 8' 7" max (5.11m max x 2.62m max)

Bedroom 3

12' max x 10' 6" max (3.66m max x 3.20m max)

Bedroom 4

12' 4" x 9' 11" (3.76m x 3.02m)

Shower Room

Second Floor

Bedroom 1

15' 6" max x 13' 10" max (4.72m max x 4.22m max)

Shower Room

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Howard Close, St. Albans

- 4 Double Bedrooms
- Driveway & Garage
- Over 1,350 sq ft
- Accommodation over Three Floors
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£760,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB106274



Property Ref:
ALB106274 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk