



22 Blenheim Road, St. Albans, Hertfordshire, AL1 4NR
Asking Price £1,900,000



AVAILABLE WITH NO UPPER CHAIN! A rarely available five/six bedroom detached family home in a highly sought-after location. The accommodation is split over three floors and provides, modern kitchen, two reception rooms with fireplaces, utility and WC, five bedrooms, sixth bedroom / study and two bathrooms. The property has retained many original features and benefits from high ceilings, well proportioned rooms, large workshop / garage, off street parking and mature garden. Ideally situated for access to St Albans City station and town centre, the property is also well placed for extremely well regarded primary and secondary schools.

Freehold Tenure.
Council Tax Band G.

- NO UPPER CHAIN
- FIVE / SIX BEDROOM DETACHED
- ORIGINAL FEATURES RETAINED THROUGHOUT AND HIGH CEILINGS
- MATURE GARDEN
- IDEALLY SITUATED FOR GOOD SCHOOLS
- HIGHLY SOUGHT AFTER LOCATION
- TWO LARGE RECEPTION ROOMS
- ACCOMODATION OVER THREE FLOORS
- LARGE GARAGE/WORKSHOP AND OFF STREET PARKING
- WALK TO STATION AND TOWN CENTRE

Entrance Hall

Kitchen / Breakfast Room

Living Room

Dining Room

Utility Room

WC

Three Double Bedrooms

Bathroom

Two Further Bedrooms

Study / Sixth Bedroom

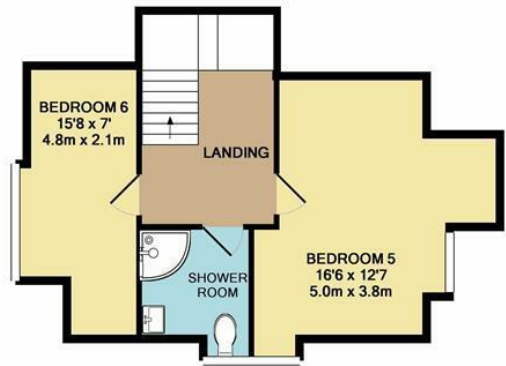
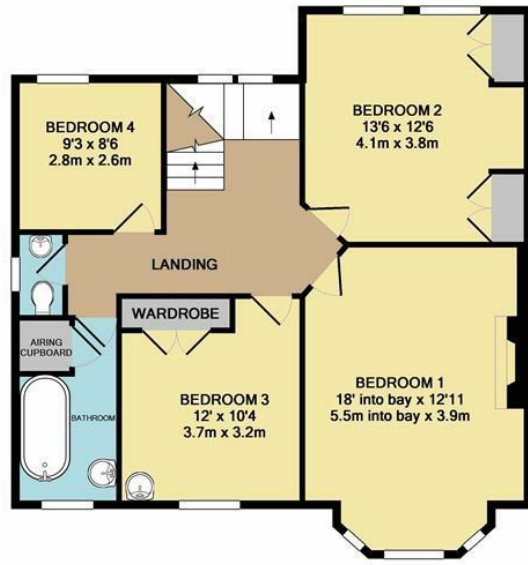
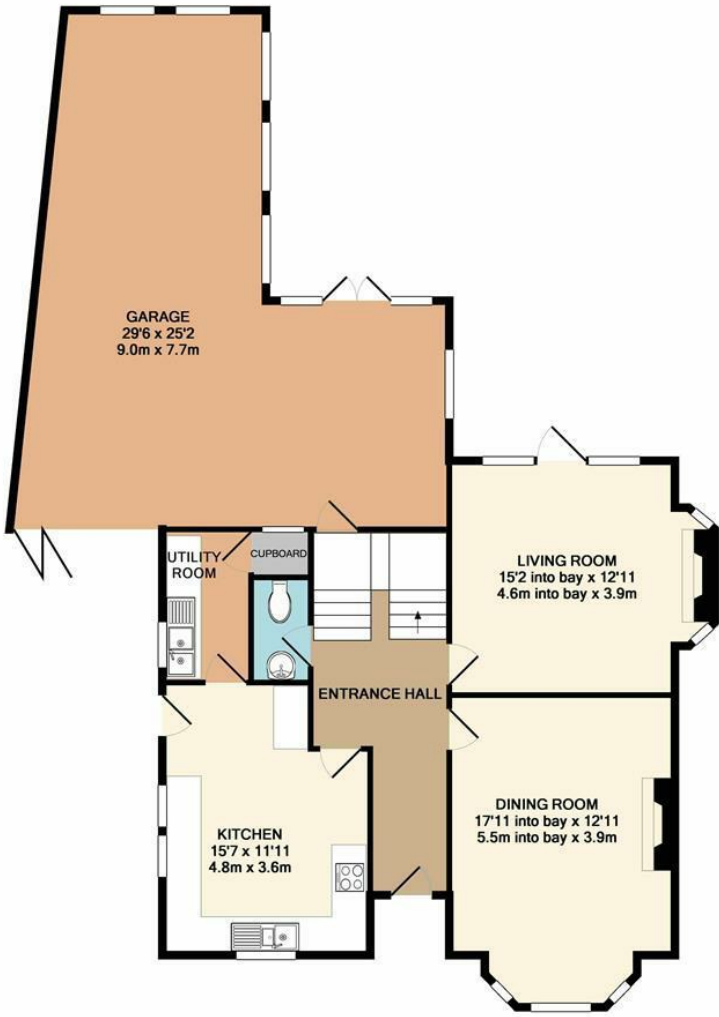
Shower Room

Mature Gardens

Large Garage

Off Street Parking





GROUND FLOOR
APPROX. FLOOR
AREA 1321 SQ.FT.
(122.7 SQ.M.)

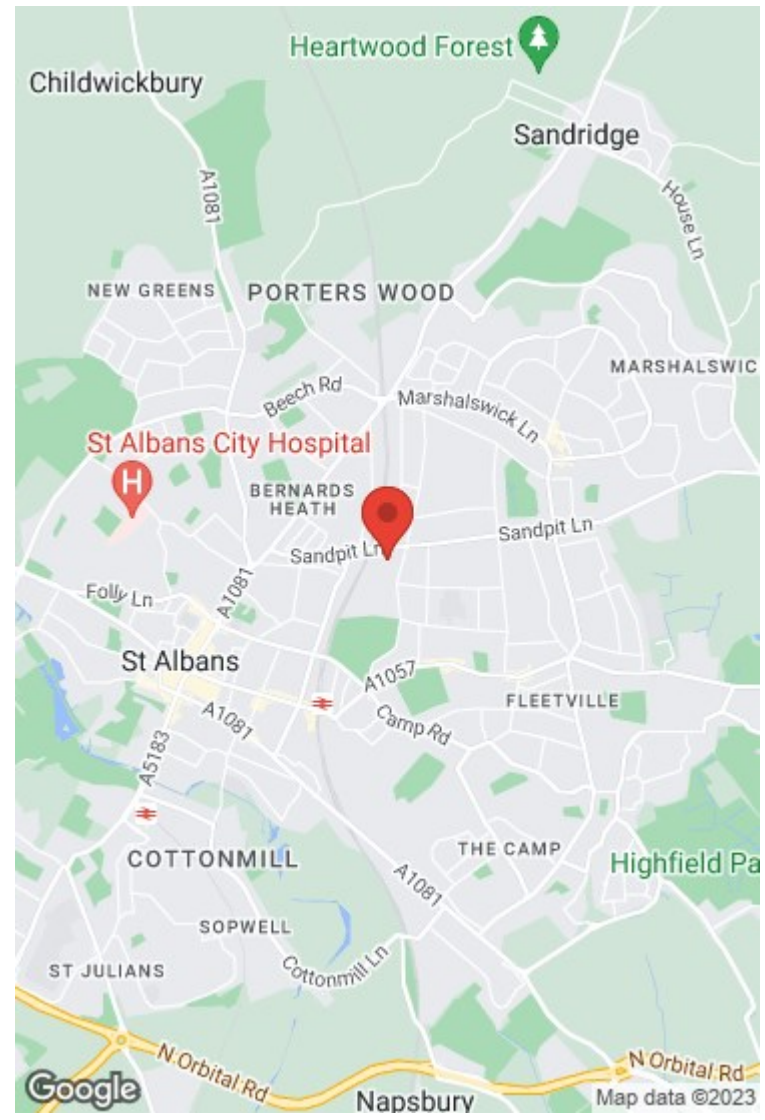
1ST FLOOR
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2515 SQ.FT. (233.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		35	69
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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