



 3 Bedrooms

 1 Bathroom

 1 Reception Room

 Garage & Off-Street
Parking

 65ft Rear Garden

 EPC Band B

Council Tax
Band: E £2,731.79 (2024/2025)

Local Authority
St Albans City & District
Council

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Dubrae Close, St. Albans, AL3 4JT
Guide Price £685,000 Freehold

Dubrae Close, St. Albans

A spacious, three bedroom detached family home, positioned within a quiet cul-de-sac and offering any purchaser the opportunity to improve and extend (subject to the relevant planning permissions). The property is offered to the market with no onward chain.

🏡 Spacious Detached Family Home Arranged Over Two Floors

🏡 Quiet Cul-de-Sac Location

🏡 Exciting Potential to Improve/Extend (STPP)

🏡 Garage & Off-Street Parking

🏡 Private Rear Garden Measuring 65ft From Garage

🏡 No Onward Chain

🏡 Close to Transport Networks & Highly Regarded Schooling

Description

This superb property benefits from off-street parking and a garage to the front along with two storage cupboards, which many neighbouring properties have incorporated into the ground floor accommodation. The property is approached via a pathway which opens into the inner hallway. This, in turn, leads to a light and airy living room, a further inner hallway, downstairs WC and a stylish kitchen, which overlooks the rear garden. To the first floor there are three good spacious bedrooms which are all serviced by a family bathroom.

The rear garden is of a good size and is mainly laid to lawn with mature trees and shrubs. The current owners have installed solar panels on the roof and an EV charging point.

Location

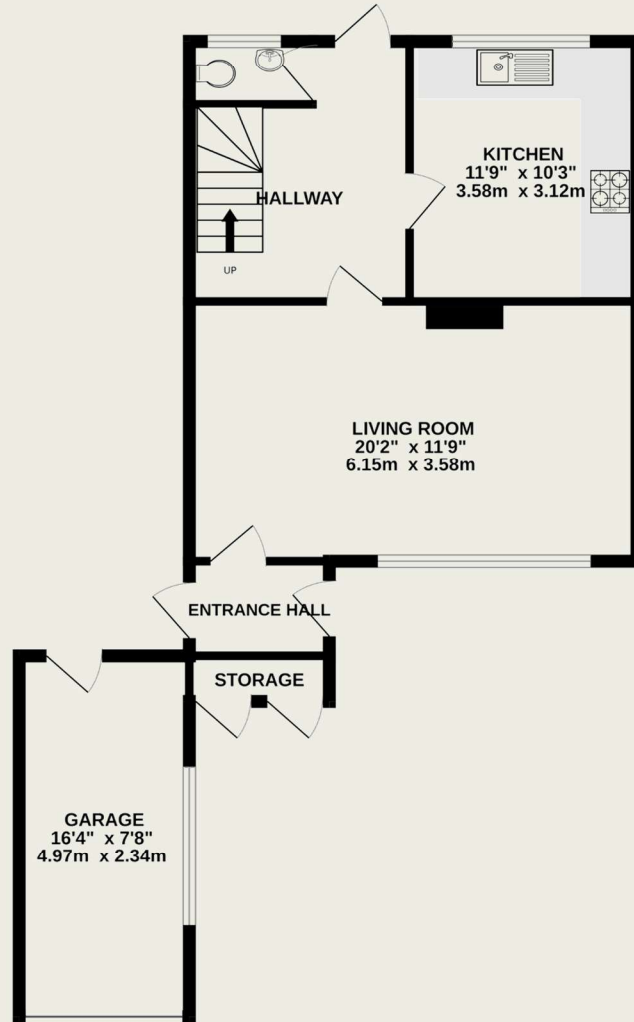
The property is situated in the sought after parish of St Stephens, close to many well-regarded schools, transport networks and open countryside. St Stephens is located on the south side of St Albans City Centre and the area proves popular with families wanting access to the motorway networks, whilst still having St Albans City Centre and Verulamium Park comfortably accessible.



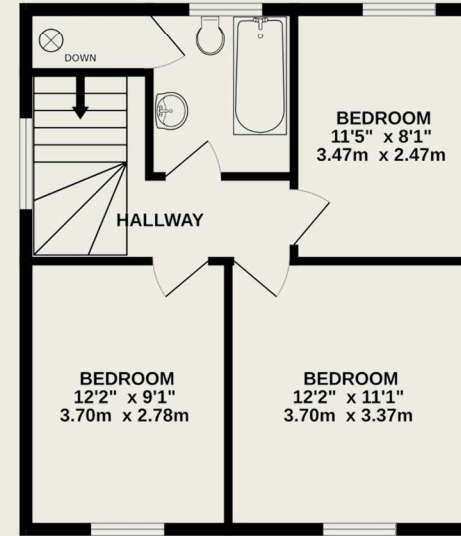


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

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