



**Connells**

Grasmere Road  
St. Albans



### Property Description

Connells St Albans are delighted to present this attractive three-bedroom semi-detached family home, set within a highly sought-after location and offering excellent potential to extend (STPP).

The property welcomes you via a bright and inviting entrance hallway, leading into a superb 21ft open-plan sitting and dining area, complete with French doors that open onto the beautifully maintained rear garden. A re-fitted kitchen and convenient cloakroom complete the ground floor accommodation.

Upstairs, you'll find two generous double bedrooms, a further well-proportioned single bedroom, and a stylish modern family bathroom.

Externally, the rear garden offers a wonderful sense of privacy and space - ideal for entertaining, family time, or simply unwinding. To the front, the property benefits from driveway parking for two vehicles, along with secure side access to the garden.

With interest in this property expected to be high, we recommend contacting Connells St Albans at your earliest convenience to arrange a viewing and avoid disappointment.



**Entrance Hallway**

10' 2" x 5' 8" ( 3.10m x 1.73m )

**Sitting/Dining Room**

21' 1" x 12' 1" ( 6.43m x 3.68m )

**Kitchen**

11' 5" x 8' 4" ( 3.48m x 2.54m )

**Bedroom One**

13' x 12' 10" ( 3.96m x 3.91m )

**Bedroom Two**

10' 1" x 8' 7" ( 3.07m x 2.62m )

**Bedroom Three**

8' 4" x 8' 1" ( 2.54m x 2.46m )

**Family Bathroom**

8' 1" x 5' 4" ( 2.46m x 1.63m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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38 Chequer Street  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA317014](http://connells.co.uk/Property/STA317014)**



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