



Lavender Crescent, St Albans, AL3 5PJ

This deceptively spacious THREE DOUBLE BEDROOM home provides well planned accommodation arranged over THREE FLOORS.

On the ground floor there is a welcoming entrance hall, cloakroom and a modern fitted kitchen overlooking the front of the property and a spacious living / dining room with double doors opening onto a west facing garden.

On the first floor there are two bedrooms with one of them enjoying an EN-SUITE SHOWER ROOM and a separate family bathroom, then on the top floor there is a master suite with the added benefit of its own en-suite bathroom and a separate study.

To the front of the house there is a DRIVEWAY providing off street parking and a FURTHER PARKING SPACE allocated to this property at the end of the road.

Lavender Crescent is a quiet cul-de-sac located just off Waverley Road, ideally positioned for the city centre with its wide range of bars, restaurants and shopping facilities. The property is also within close proximity to well regarded schools and the green open spaces of Batchwood Golf Course.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Staircase to first floor, doors to:

Cloakroom

Washbasin with mixer tap, wc, window to front, radiator, spotlights.

Kitchen

12'5 x 6'9 (3.78m x 2.06m)

A range of modern wall, base and drawer units, contrasting work surface over, integrated dishwasher, gas hob, double oven, light and filter unit and washing machine, space for fridge freezer, tiled floor, spotlights, radiator, window to front.

Living / Dining Room

16'9 max x 14'4 (5.11m max x 4.37m)

This room enjoys double doors opening onto the rear patio with two further windows for natural light, laminate wood flooring, radiator.

FIRST FLOOR

Landing

Staircase to second floor, airing cupboard.

Bedroom Two

9'1 x 12'3 (2.77m x 3.73m)

Double bedroom, window to front, fitted wardrobes, radiator, door to:

En-Suite

Wash handbasin, wc, shower cubicle, tiled floor and splash back, radiator, extractor, spotlights, shaver socket.

Bedroom Three

10'4 max x 12'3 (3.15m max x 3.73m)

Double bedroom, radiator, fitted wardrobes, window to rear.



Bathroom

Washbasin with mixer tap, wc, bath with mixer tap, spotlights, extractor, radiator, shaver socket.

SECOND FLOOR

Landing

Doors to:

Bedroom One

10'4 x 12'0 (3.15m x 3.66m)

Double bedroom, fitted wardrobes, radiator, window to rear.

En-Suite

Pedestal washbasin, wc, shower cubicle, radiator, tiled floor, spotlights, extractor, shaver socket.

Study

7'0 x 10'9 (2.13m x 3.28m)

Velux to front, wall light.

EXTERIOR

Driveway

There is a block paved driveway for one car to the front of the house.

Additional Parking

At the top of the road there is a second parking space allocated to number 82 Lavender Crescent.

Rear Garden

West facing garden, patio area, lawn.

Viewing Information

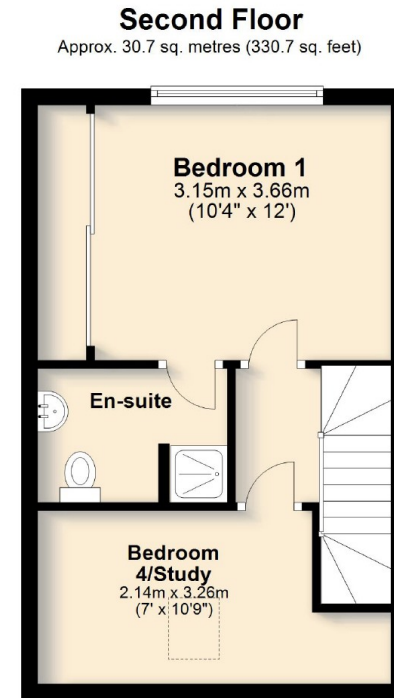
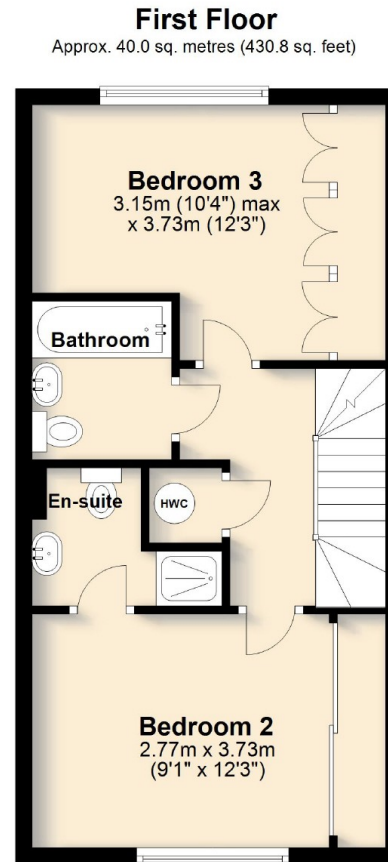
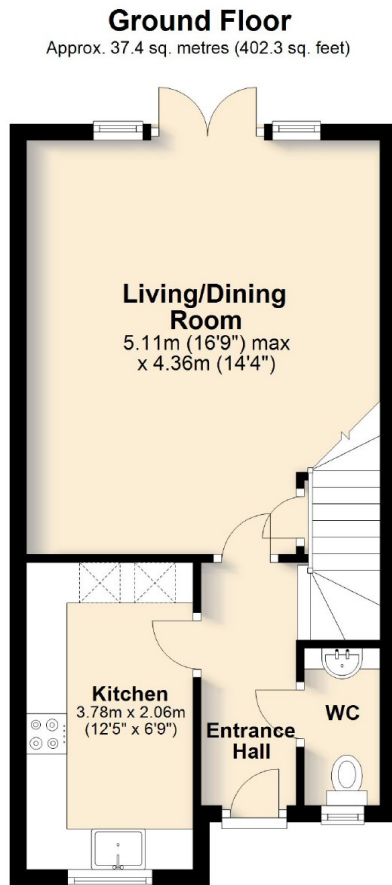
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Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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