

DRUCE
& PARTNERS

27 Cunningham Hill Road
St. Albans, AL1 5BX
Guide Price £1,650,000

DRUCE
& PARTNERS

12 London Road
St Albans
Hertfordshire
AL1 1NG
Tel: 01727 855232
Email: sales@druce-partners.co.uk

27 Cunningham Hill Road, St Albans

A substantial four-bedroom detached character home, within the sought-after, tree-lined Cunningham Hill Road, offering three reception rooms, two bathrooms, a garage and off-road parking. The property benefits from a mature rear garden extending approximately 175ft, backing directly onto the open parkland of Cunningham Hill, with excellent potential for modernisation and extension, subject to the necessary planning permissions.

Further features include UPVC double glazing installed in 2008 and solar panels fitted in 2011, with the benefit of the associated payments received since installation.

Ideally positioned within approximately one mile of St Albans city centre and its extensive range of shops, restaurants and leisure facilities, the property is also conveniently located for St Albans City mainline station, providing regular fast services to London St Pancras International, as well as excellent road links via the M1, M25 and A1(M). Well regarded local schools include Cunningham Hill Junior School and Samuel Ryder Academy.

















GROUND FLOOR

Entrance Hall
Understairs cupboard.

Study / Family Room
12"11 x 12"1 (3.66m3.35m x 3.66m0.30m)
Window to front, sink, cupboards.

Inner Hall

Cloakroom
W.C. wash basin, gas boiler.

Dining Room
15"11 x 13" (4.57m3.35m x 3.96m)
Windows to front and side. Tiled fireplace, Double doors to:-

Living Room
20"11 x 16"2 (6.10m3.35m x 4.88m0.61m)
Windows to front .Wide bay with window overlooking rear garden.

Kitchen
12"11 x 10"3 (3.66m3.35m x 3.05m0.91m)
Sink, fitted cupboards, drawers, wall cabinets, electric oven, gas hob & extractor over.

Lobby
Door to garden.

Utility Room
6"4 x 5"10 (1.83m1.22m x 1.52m3.05m)
Cupboards.

FIRST FLOOR

Landing
Deep windows to front. Loft access

Bedroom 1
20"11 x 14"1 (6.10m3.35m x 4.27m0.30m)
Windows to front & rear.

En-Suite
Shower cubicle, wash basin, W.C. Window to side.

Bedroom 2
15"8 x 13" (4.57m2.44m x 3.96m)
Windows to front and rear overlooking garden.

Bedroom 3
13"5 x 12"11 (3.96m1.52m x 3.66m3.35m)
Window to front. Sink.

Bedroom 4
9"8 x 7"11 (2.74m2.44m x 2.13m3.35m)
Window to rear.

Family Bathroom
Bath with shower fitting. wash basin, airing cupboard, window to rear.

Separate W.C
High level window.

OUTSIDE

Garage
14"7 x 8"7 (4.27m2.13m x 2.44m2.13m)
Driveway .

Forecourt providing additional parking
"In and out" driveway.

175 ft Mature Rear Garden
Two large crazy paved terraces. Lawn with hedged boundaries and mature tree. 3 garden sheds. Garden width approx 60 ft.

ALL MAINS SERVICES
Gas radiator central heating & double glazed windows.

Council Tax
£3,947.26p.a

EPC
Energy rating - C

Viewing
Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk







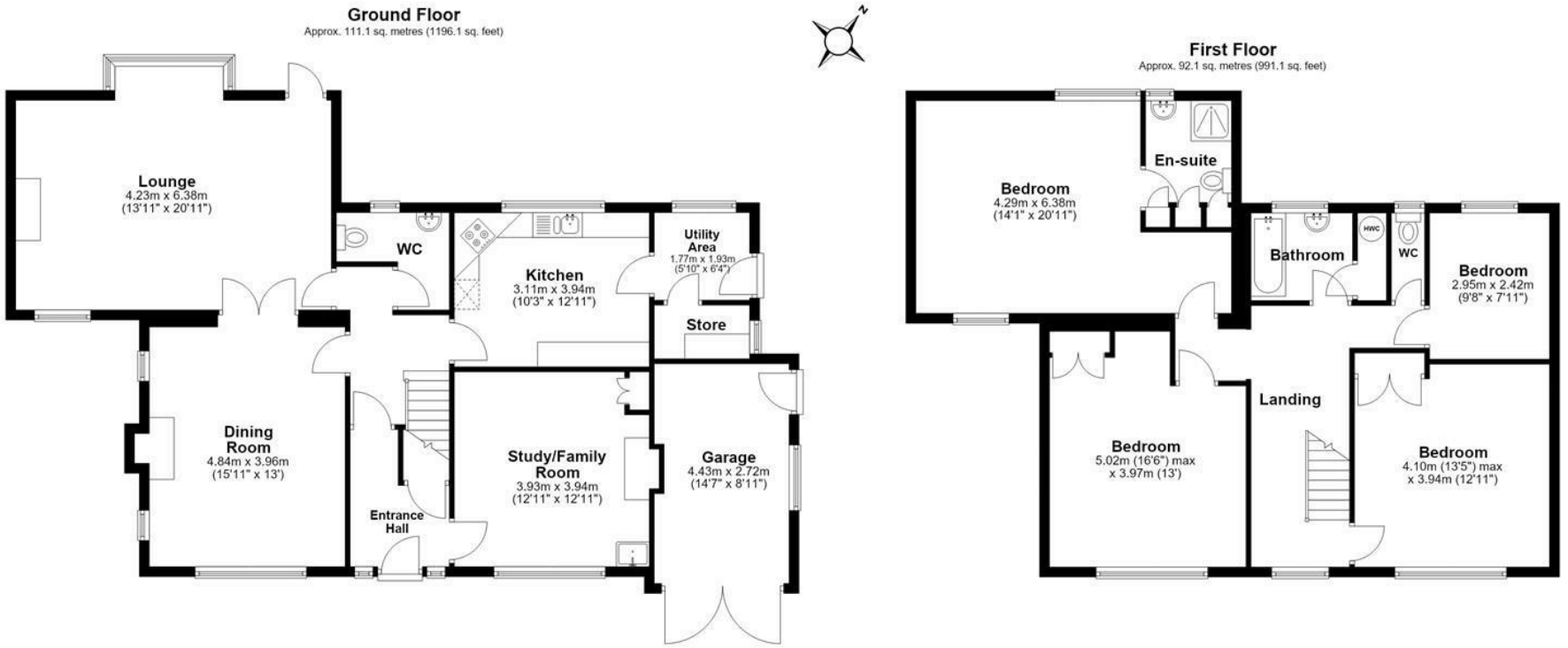












Total area: approx. 203.2 sq. metres (2187.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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