



**The Firs, St. Albans AL1 1UN**

**welcome to**

**The Firs, St. Albans**

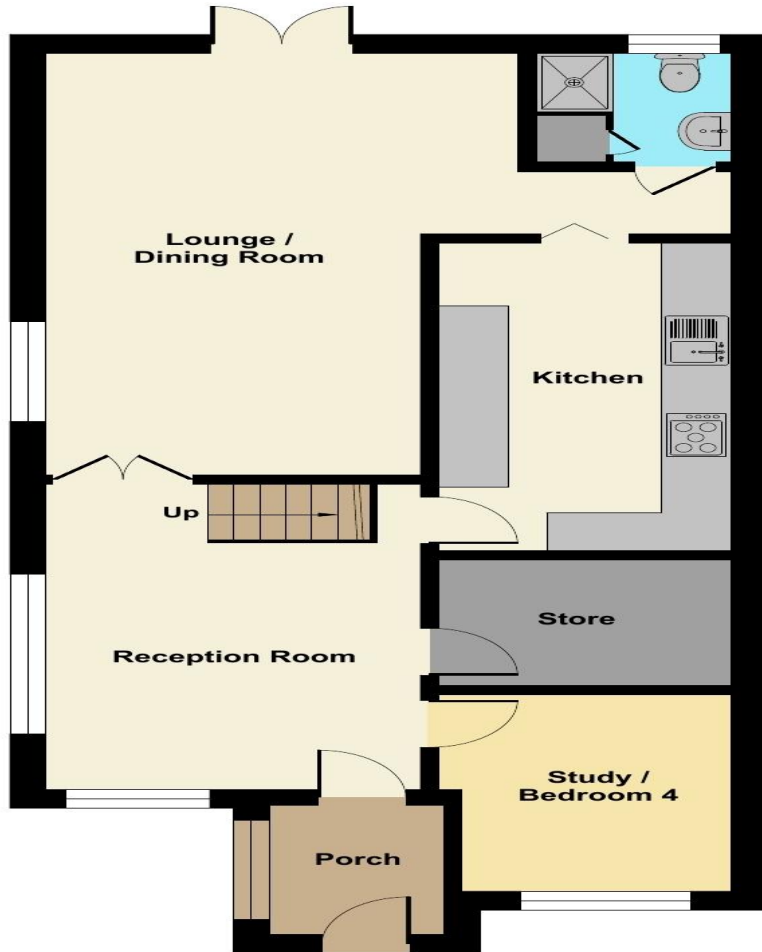
Situated in a quiet cul-de-sac within easy reach of highly regarded schools, attractive green spaces and approximately 1.6 miles from St Albans City Station, this spacious and versatile 3/4 bedroom end-of-terrace family home offers over 1,300 sq ft pf living space.



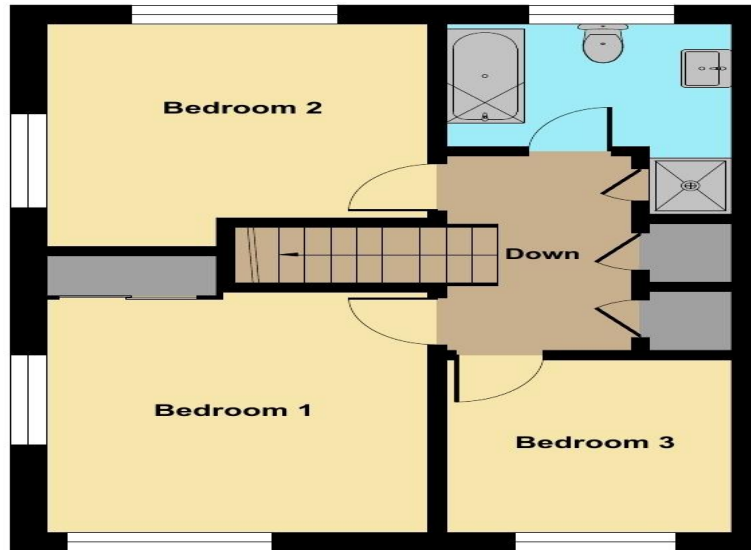
# The Firs, St. Albans, AL1

Approximate Area = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

## Ground Floor

### Porch

### Lounge/Dining Room

22' 6" max x 13' 2" ( 6.86m max x 4.01m )

### Reception Room

15' 7" x 10' 6" ( 4.75m x 3.20m )

### Kitchen

16' 1" x 8' 2" ( 4.90m x 2.49m )

### Study/Bedroom 4

10' 4" x 8' 2" max ( 3.15m x 2.49m max )

### Store

8' 2" x 6' 7" ( 2.49m x 2.01m )

### Shower Room

## First Floor

### Bedroom 1

12' 7" max x 10' 8" ( 3.84m max x 3.25m )

### Bedroom 2

11' 8" max x 10' 8" max ( 3.56m max x 3.25m max )

### Bedroom 3

9' 1" x 8' 3" ( 2.77m x 2.51m )

## Bathroom



welcome to

## The Firs, St. Albans

- 3/4 Bedroom End of Terrace
- Driveway
- Over 1,300 sq ft
- Planning Permission for Further Extension
- Two Bathrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

# £700,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALB106263 - 0003

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