

 3 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band C

Council Tax Band:  
E £0.00 ()



Three-bedroom home near City centre & station, wood flooring in main rooms, neutral decor, detached garage, plus off-street parking.

### Description

This well-presented three-bedroom home is located within walking distance to the busy City centre and mainline station. The accommodation is neutrally decorated throughout and features an entrance porch, ground floor WC, triple aspect living room with wood flooring and sliding patio doors to the rear garden, and a fitted kitchen with appliances. On the first floor are two good-sized double bedrooms (one with fitted wardrobes) and a further single bedroom, all with wood flooring, and a smart bathroom with shower over the bath. Externally there is a detached garage with further allocated parking space, a small front garden, and low maintenance rear garden with paved patio. Council tax band E: £2,634.03 for 2024/25. Holding deposit: £519.23. Deposit: £2,596.15.

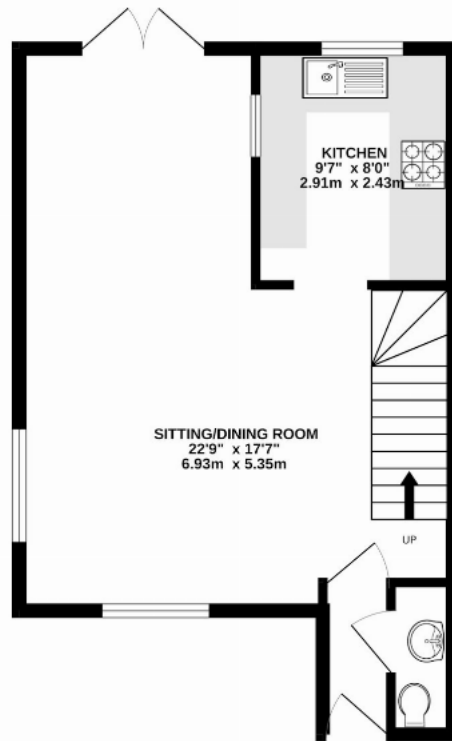
### Location

Edmond Beaufort Drive is conveniently located about 0.5 of a mile from St Albans bustling City centre and under a mile from the Mainline station. A wide range of schooling for all ages is within easy reach, as is the local motorway network.

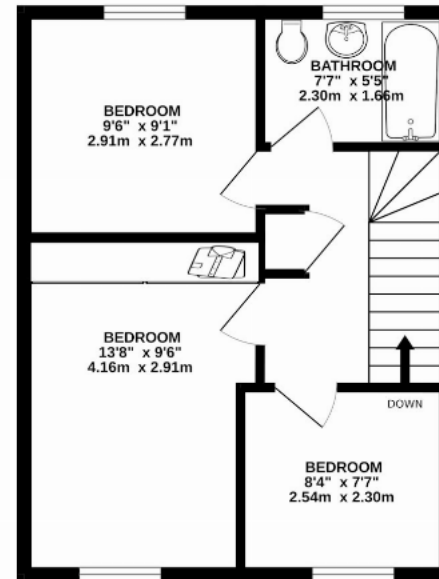








GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

**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 2024 equated to £29.76 per referral.