



Front Elevation

Orchard Gardens, Orchard Drive, St. Albans

CHANDLERS

Plot 25 Orchard Gardens, Orchard Drive

Park Street, St. Albans, AL2 2QQ
£532,575

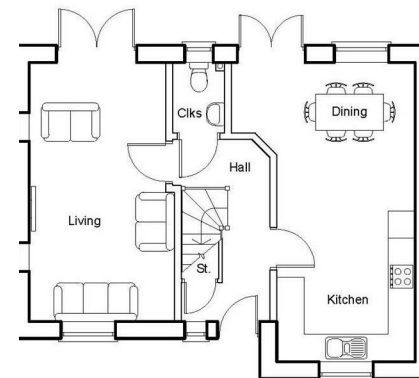
-  4 Bedrooms
-  2 Bathrooms
-  1 Reception Rooms
-  EPC Rating Band

*** Building Plot available - Planning permission granted, serviced plot with foundations. ***

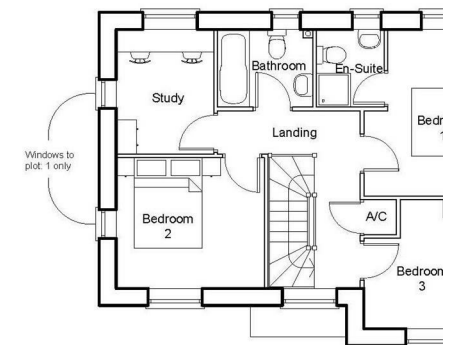
Same house style available to few as finished home.

A self build, building plot to construct a four bedroom detached dwelling of 1177 square feet. The plot forms part of a development of thirty mainly detached properties. As the plot forms part of a development it will need to be constructed as per existing planning and reserved matters approval, the design and material pallet is therefore pre agreed. The plot will be provided serviced as required.

- Self Build Building Plot
- To Construct a Four Bedroom Detached 1177 Sq Ft
- Planning Includes Garage and side by side parking
 - Forms part of a development of 30 Plots



Ground Floor



First Floor



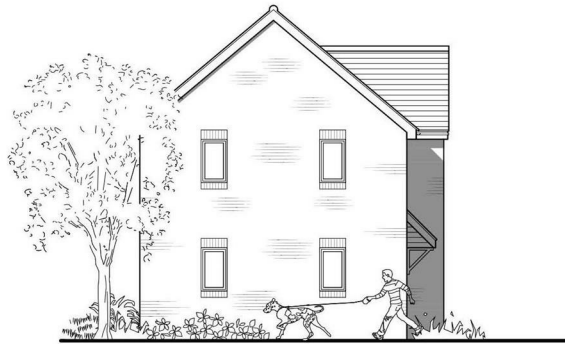
Front Elevation



Side Elevation



Rear Elevation



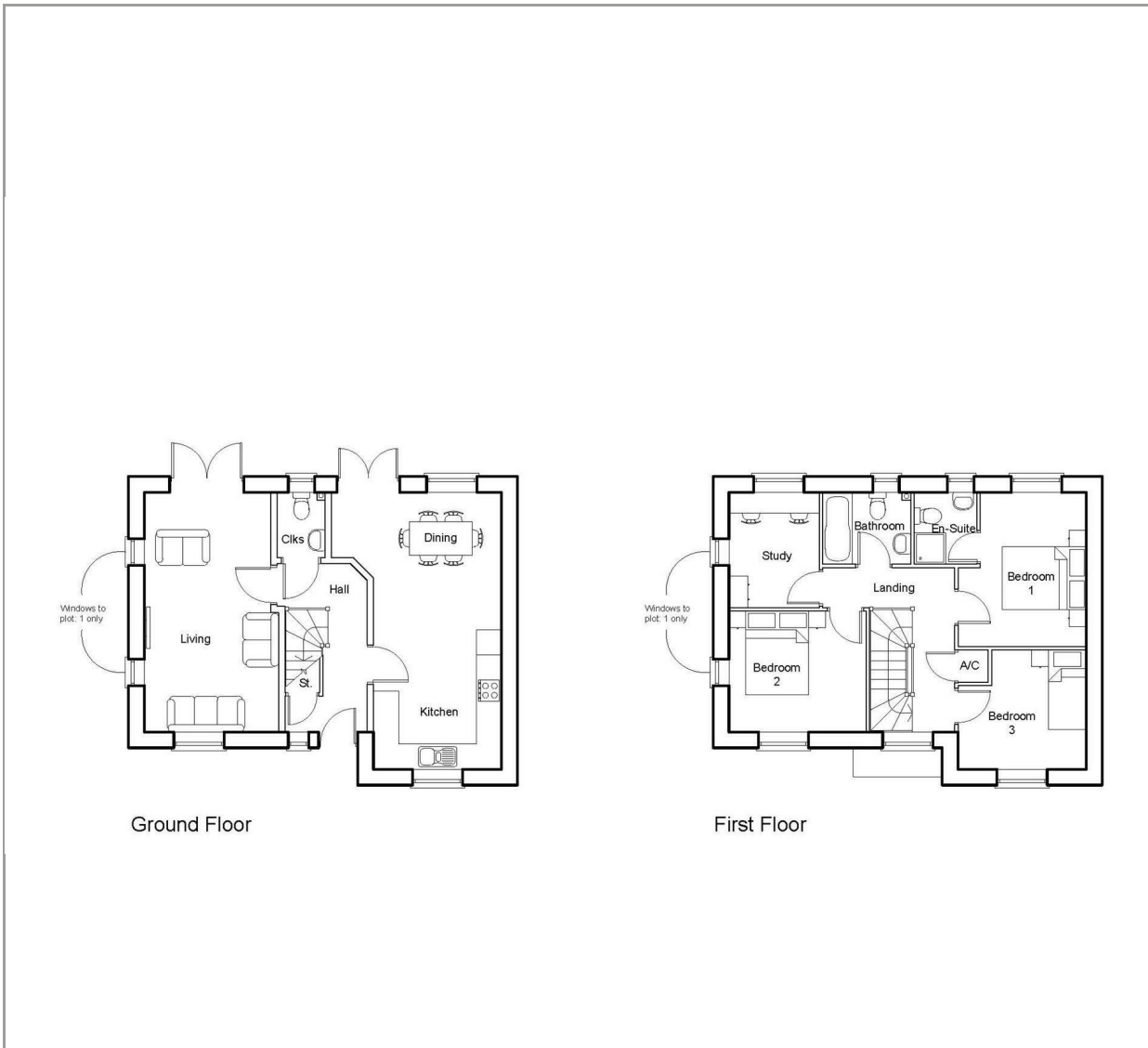
Side Elevation
Windows to plot: 1 only

Additional/Material Information

- Local Authority is
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

CHANDLERS

INDEPENDENT PROPERTY SPECIALISTS

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