





A SPACIOUS and BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM 1930's SEMI-DETACHED family home situated on a popular road close to excellent local schools and walking distance to the vibrant city centre and mainline railway station.

Offers Over: £800,000

The property has been thoughtfully extended and refurbished to create a modern family home with a contemporary décor. The accommodation is arranged over two levels and comprises an entrance hall, modern bathroom, sitting room with bi-folding doors, dining room, stylish kitchen/breakfast room and a useful study/fourth bedroom. On the first floor there are three double bedrooms, shower room and access to a useful loft space. Externally, the driveway provides off road parking with side access to a south facing rear garden.





Entrance Hall

Living Room 4.56m x 3.02m (15' x 9'11").

Dining Room 3.97m x 2.87m (13' x 9'5").

Kitchen 4.96m x 3.30m (16'3" x 10'10").

Study 2.53m x 2.06m (8'4" x 6'9").

Bathroom

Bedroom 1 4.36m x 3.02m (14'4" x 9'11").

Bedroom 2 3.97m x 2.87m (13' x 9'5").

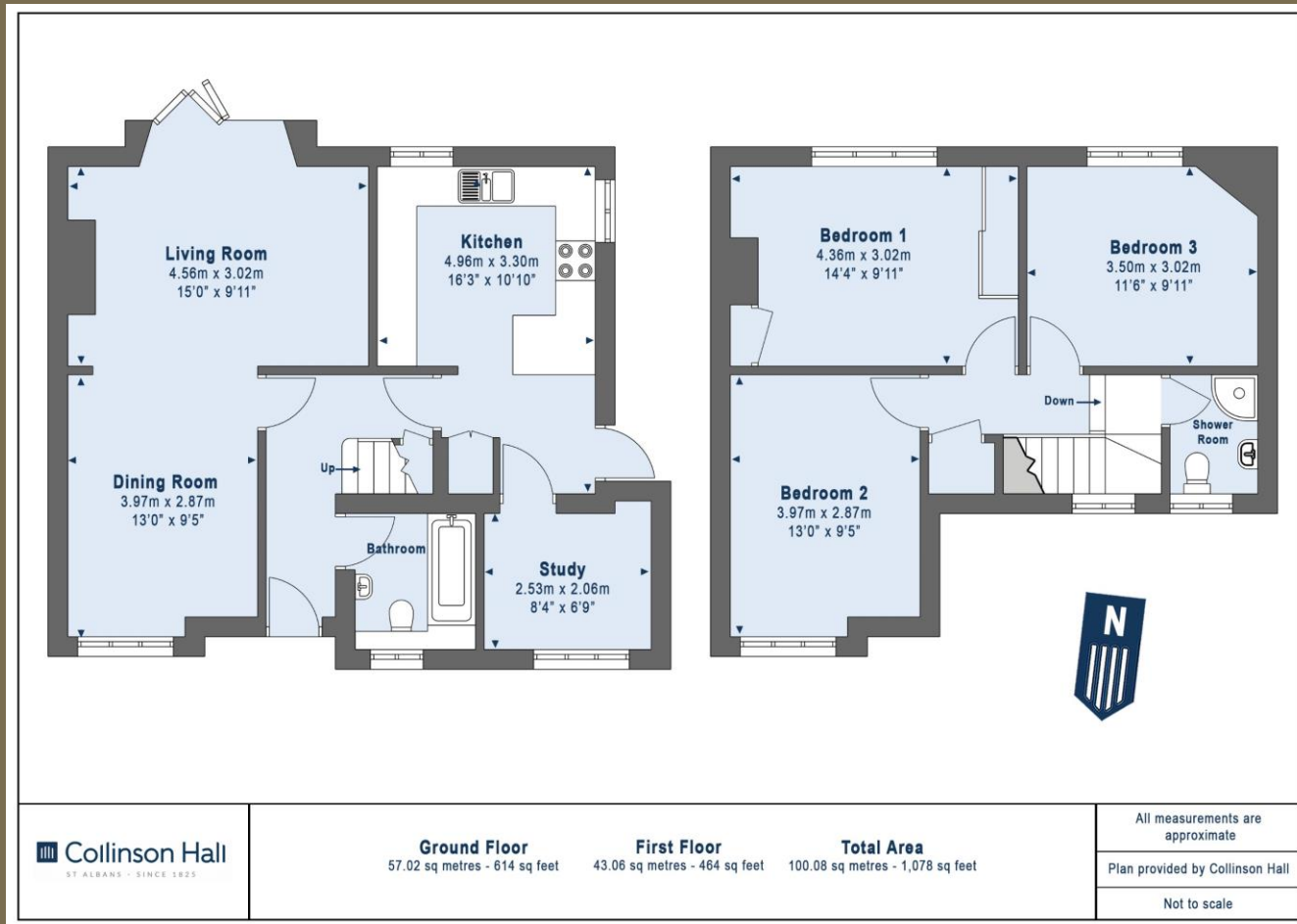
Bedroom 3 3.50m x 3.02m (11'6" x 9'11").

Shower Room

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk