









**This TWO DOUBLE BEDROOM 1940's semi-detached BUNGALOW is being sold with NO ONWARD CHAIN and is situated on a popular and well-regarded residential road. With its excellent transport links via train and road and close proximity to sought-after schools and excellent local amenities, we highly recommend early viewing.**

**Asking Price: £575,000**

This property, which was originally three bedrooms, has been reconfigured to now offer 920 square foot of accommodation comprising, an entrance porch, spacious entrance hall/dining area, two double bedrooms, to the front followed by a fitted kitchen and lounge with patio doors opening out onto the vibrant garden. There is also a wheelchair accessible wet room.

Externally, the property has a multitude of benefits including being a generous plot with a paved driveway and a ramp to the front door providing wheelchair access, an established front garden with a lawn area, and a range of plants & shrubs. There is ample side access with double gates allowing for privacy and leading to a mature enclosed south-facing garden. Further benefitting from a single detached garage ideal for extra storage space.

The property has fantastic potential to extend to the side/rear and has further potential to create two bedrooms in the loft (subject to planning permission) should a buyer want that added option.

Located to the south of the historic city of St Albans, this bungalow is conveniently positioned for How Wood shops with a range of useful amenities (420ft) and being on a bus route. Furthermore, other points of interest include primary school (0.3m) How Wood train station (0.3m) giving access to St Albans Abbey & Watford Junction and ideally located by road for the North Orbital & M25 links.









Entrance Hall

Living Room 5.87m x 3.75m (19'3" x 12'4").

Kitchen 3.18m x 2.80m (10'5" x 9'2").

Bedroom 1 3.46m x 3.39m (11'4" x 11'1").

Bedroom 2 3.35m x 3.32m (11' x 10'11").

Wet Room

Garden

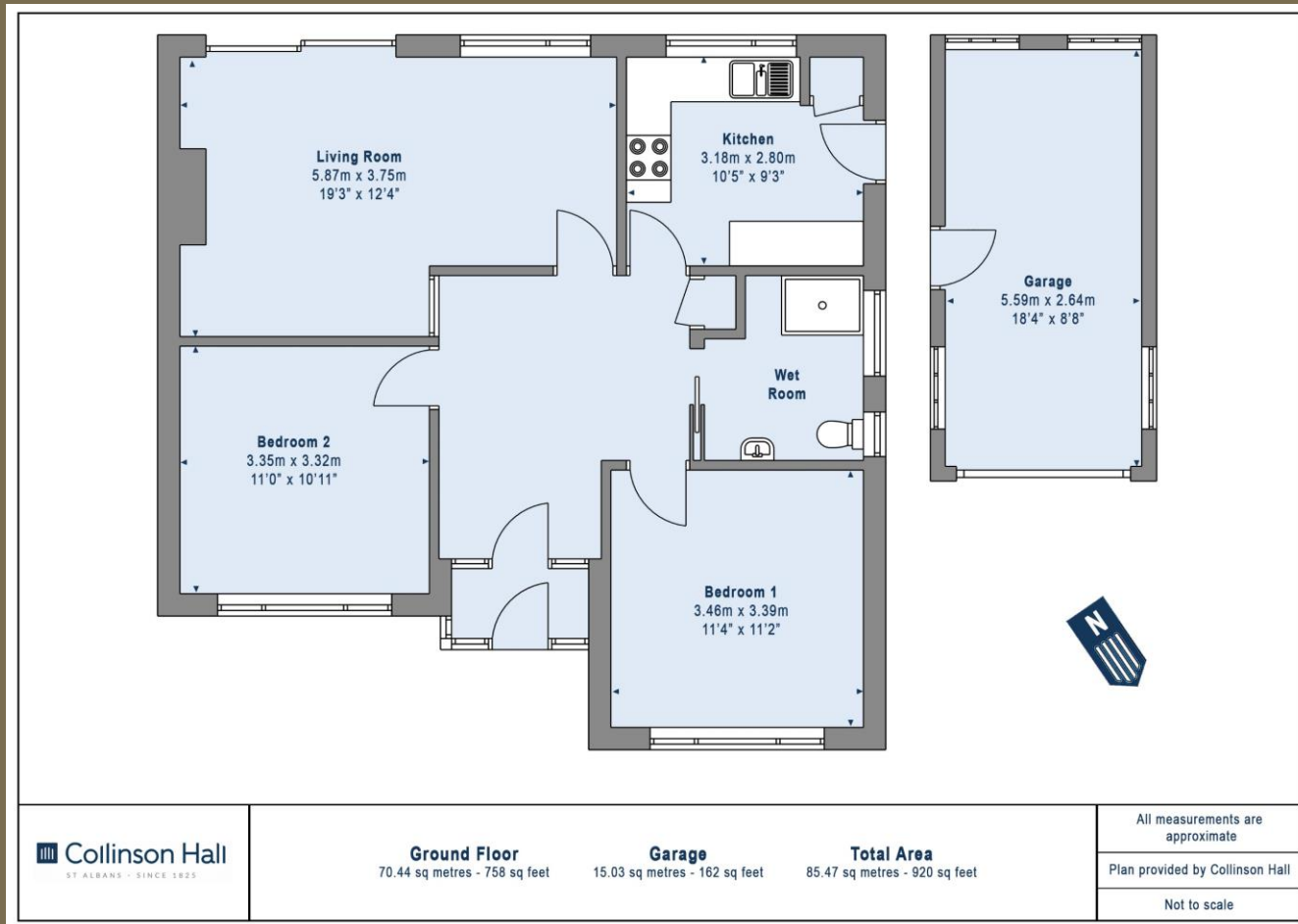
Garage 5.59m x 2.64m (18'4" x 8'8").











**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.



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