





A SPACIOUS and well-presented FOUR BEDROOM TOWN HOUSE situated within a POPULAR DEVELOPMENT close to excellent amenities, reputable local schools and WALKING DISTANCE to the mainline RAILWAY STATION and the CITY CENTRE.

Asking Price: £525,000

The property benefits from approximately 1254 square feet of accommodation arranged over three levels. The ground floor comprises an entrance hall, shower room, double bedroom/office and utility room. The first floor provides open plan accommodation with modern kitchen/dining room and bright and spacious living room. On the second floor there are three bedrooms, modern bathroom, and access to a useful loft space. Externally, the driveway provides off road parking with access to a storage area. Abbots Park is set within beautifully maintained communal grounds and is within easy walking distance to the vibrant city centre and the mainline railway station which offers direct access to London.





Entrance Hall

Office/Bedroom 4 4.43m x 2.59m (14'7" x 8'6").

Utility Room 4.03m x 2.48m (13'3" x 8'2").

Shower Room

Store 2.48m x 1.35m (8'2" x 4'5").

Living Room 5.20m x 3.36m (17'1" x 11').

Kitchen/Dining 5.20m x 4.51m (17'1" x 14'10").

Bedroom 1 3.50m x 3.26m (11'6" x 10'8").

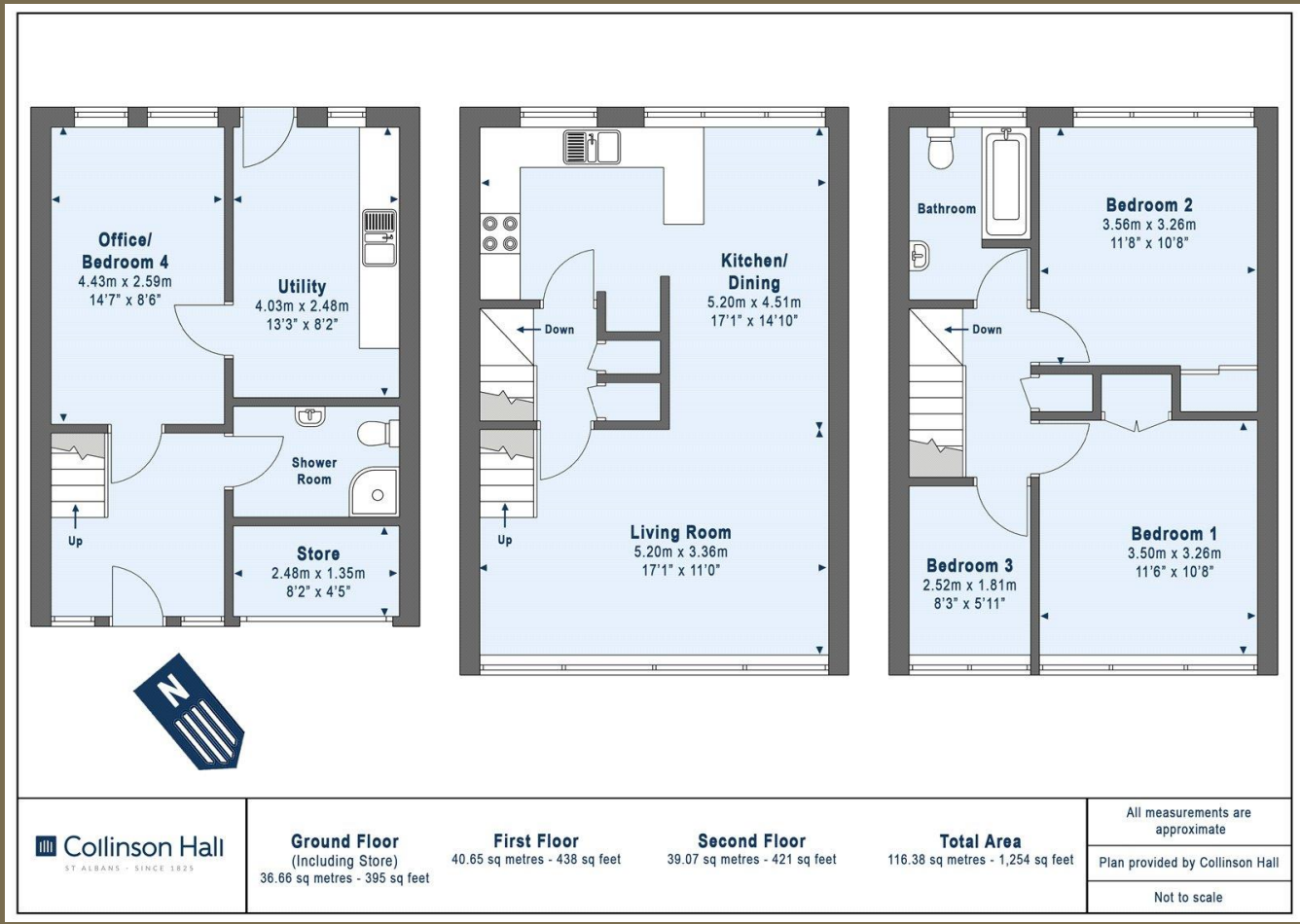
Bedroom 2 3.56m x 3.26m (11'8" x 10'8").

Bedroom 3 2.52m x 1.81m (8'3" x 5'11").

Bathroom







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