





A 1930s semi-detached THREE BEDROOM character property within walking distance of good local amenities and schools.

Asking Price: £450,000

Offered for sale with no upper chain is this three bedroom semi-detached family home situated close to excellent amenities and highly acclaimed local schools. The property benefits from nearly 1000 square of accommodation arranged over two levels and comprises an entrance hall, sitting room, dining room, spacious kitchen/dining room and bathroom. On the first floor there are three bedrooms, shower room and access to loft space. Outside, leads to good size front and rear gardens.

EPC Rating: D 67
Council Tax Band: E





Entrance Hall

Living Room 4.42m x 3.33m (14'6" x 10'11").

Family Room 3.41m x 3.07m (11'2" x 10'1").

Kitchen/Dining Room 7.27m x 2.82m (23'10" x 9'3").

Bathroom

Utility

Bedroom 1 3.58m x 3.14m (11'9" x 10'4").

Bedroom 2 3.56m x 2.63m (11'8" x 8'8").

Bedroom 3 2.63m x 2.12m (8'8" x 6'11").

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.



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