









Offered for sale with **NO UPPER CHAIN** is this attractive **THREE BEDROOM** semi-detached family home situated on a sought after Crescent close to excellent amenities and highly acclaimed local schools.

**Guide Price: £650,000**

The accommodation is arranged over two levels and comprises an entrance hall, bay fronted sitting room, dining room, and kitchen. On the first floor there are three bedrooms, bathroom, and access to a useful loft space. Externally the driveway provides off road parking with access to a garage and a well-maintained rear garden. The property does require modernisation but offers a wonderful opportunity to extend and refurbish to a buyers specification to create a wonderful family home in a highly sought after location.

EPC Rating:

Council Tax Band: D









Entrance Hall

Living Room 3.80m x 3.43m (12'6" x 11'3").

Dining Room 4.69m x 3.13m (15'5" x 10'3").

Kitchen 3.23m x 2.45m (10'7" x 8').

Bedroom 1 3.80m x 3.19m (12'6" x 10'6").

Bedroom 2 3.19m x 3.19m (10'6" x 10'6").

Bedroom 3 2.35m x 1.89m (7'9" x 6'2").

Bathroom

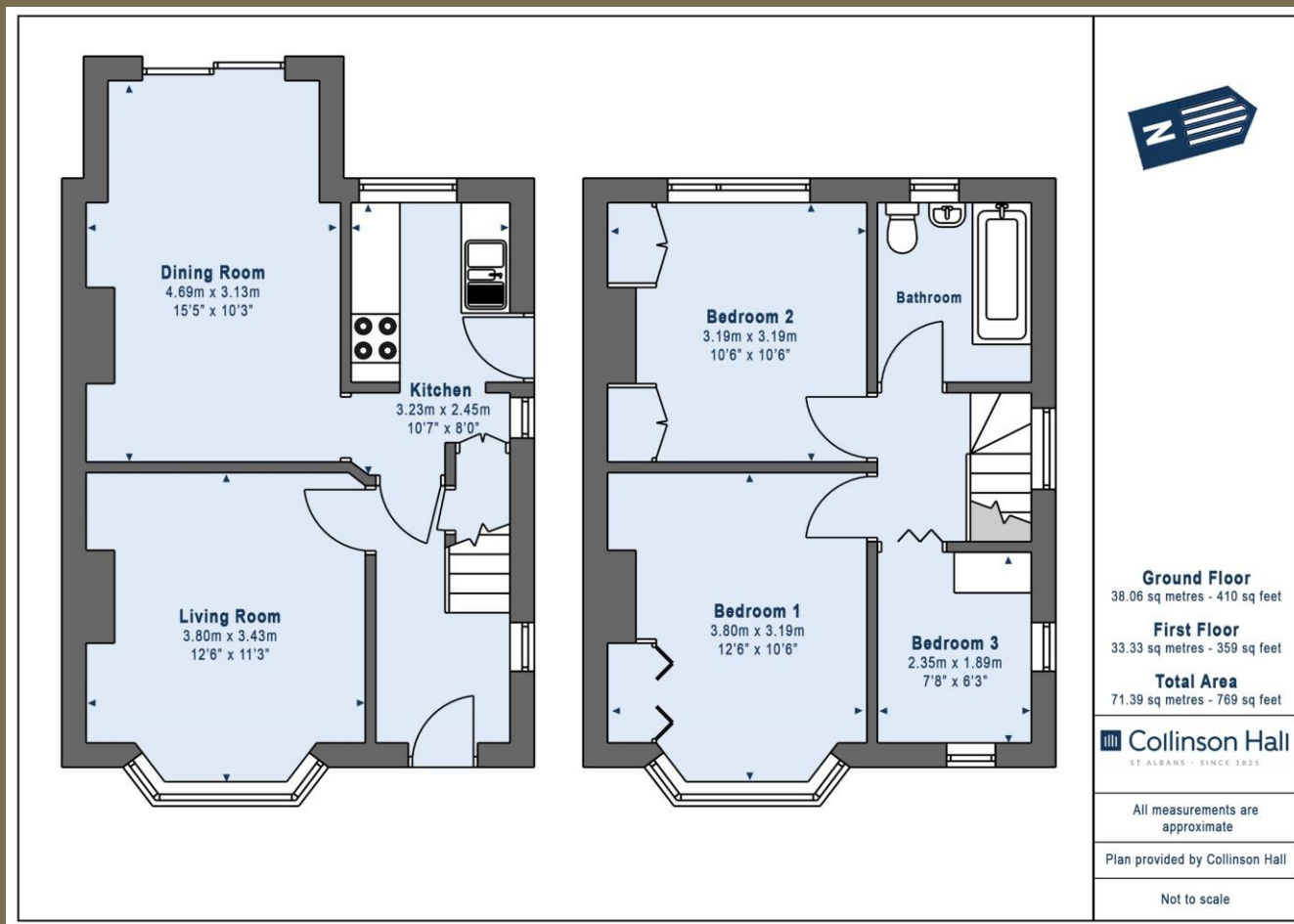
Garden











#### 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](http://collinsonhall.co.uk)

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