





A well-positioned **THREE BEDROOM SPACIOUS** end terrace house in the popular New House Park area of St Albans with good public transport services into the city centre. Conveniently placed for the **MAINLINE** station and access to the **M25** and **M1**, this family home also benefits from gardens to front, side & rear allowing access to the garage and private parking space.

Asking Price: £525,000

This well designed three bedroom home offers flexible accommodation that comprises on the ground floor; a bright entrance hall, guest cloakroom, kitchen and a large living/dining room. To the first floor, there are three good sized bedrooms and a fully fitted family bathroom. Externally the property has a pretty, well-maintained rear garden, complete with patio area, and benefits from residents parking and a access to the home's private garage.

New House Park is situated to the southeast side of St Albans in a turning to be found just off London Road providing easy access to motorway links and within a short drive of the city centre with its wide range of shopping and leisure facilities as well as the mainline railway station linking to London St Pancras.

EPC Rating: D 63
Council Tax Band: D





Entrance Hall

Living Room 5.88m x 3.50m (19'3" x 11'6").

Dining Room 3.86m x 3.26m (12'8" x 10'8").

Kitchen 3.84m x 2.49m (12'7" x 8'2").

Cloakroom

Bedroom 1 3.39m x 3.25m (11'1" x 10'8").

Bedroom 2 3.39m x 2.84m (11'1" x 9'4").

Bedroom 3 2.50m x 2.41m (8'2" x 7'11").

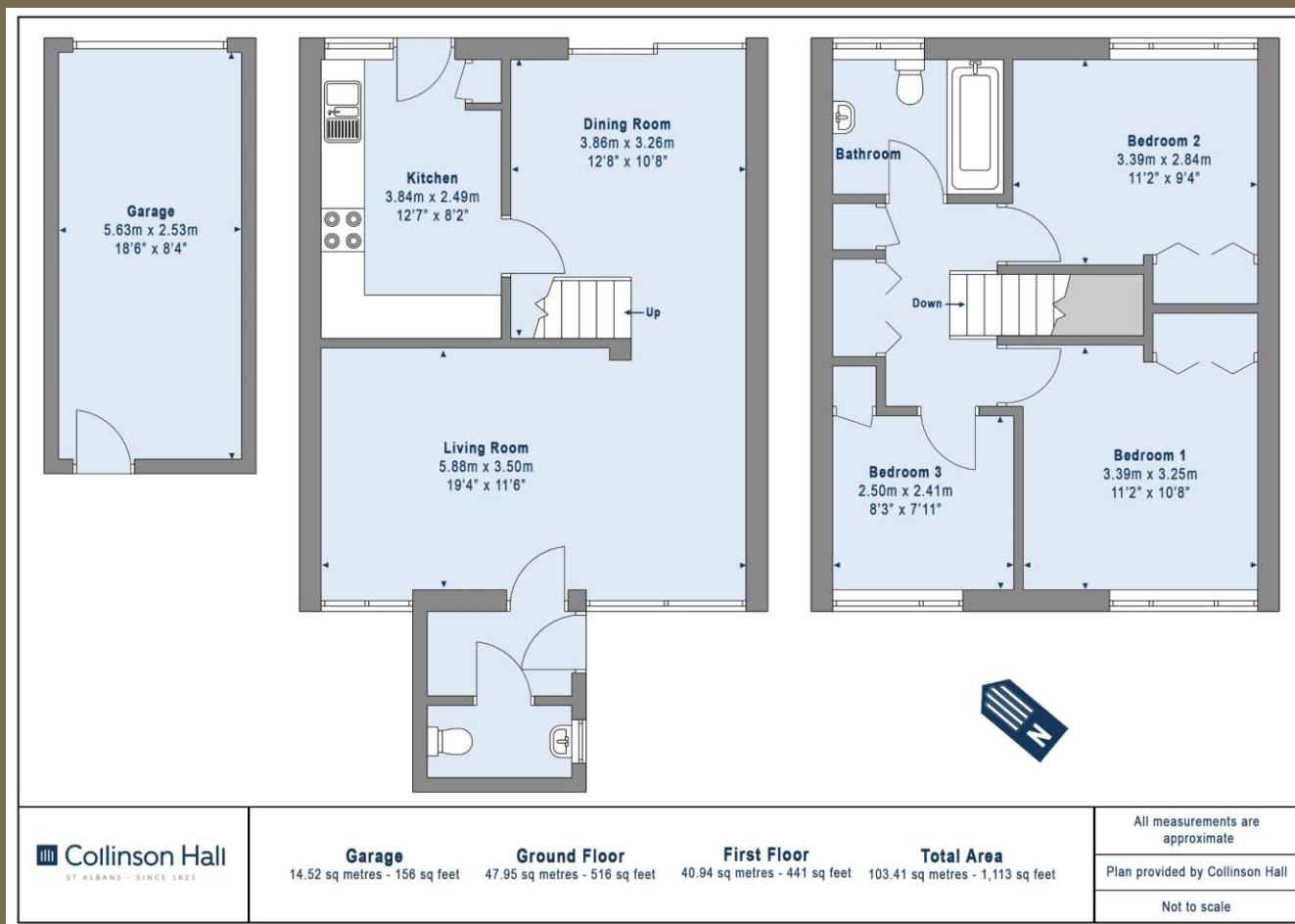
Bathroom

Garden

Garage 5.63m x 2.53m (18'6" x 8'4").







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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