





An **EXTENDED THREE BEDROOM** semi-detached **FAMILY HOME** positioned in an enviable spot close to the River Ver, Verulam Golf Course and Sopwell House, and has **EXPANSIVE COUNTRYSIDE VIEWS** to the front.

Guide Price: £650,000

The spacious accommodation is spread across two floors and offers living space to include on the ground floor, a double bay fronted living room, modern kitchen/diner with bi-folding doors to the garden, a second reception room also with bi-folding doors and offering views to the garden and a cloakroom. On the first floor, there are three good size bedrooms along with a family bathroom. Outside there is ample parking to the front and a private rear garden.

EPC Rating: TBC
Council Tax Band: A





Entrance Hall

Lounge 4.30m x 3.91m (14'1" x 12'10").

Kitchen/Living 5.98m x 3.66m (19'7" x 12').

Cloakroom

Living Room 7.94m x 3.30m (26'1" x 10'10").

Bedroom 1 4.22m x 3.30m (13'10" x 10'10").

Bedroom 2 3.59m x 3.30m (11'9" x 10'10").

Bedroom 3 3.22m x 2.09m (10'7" x 6'10").

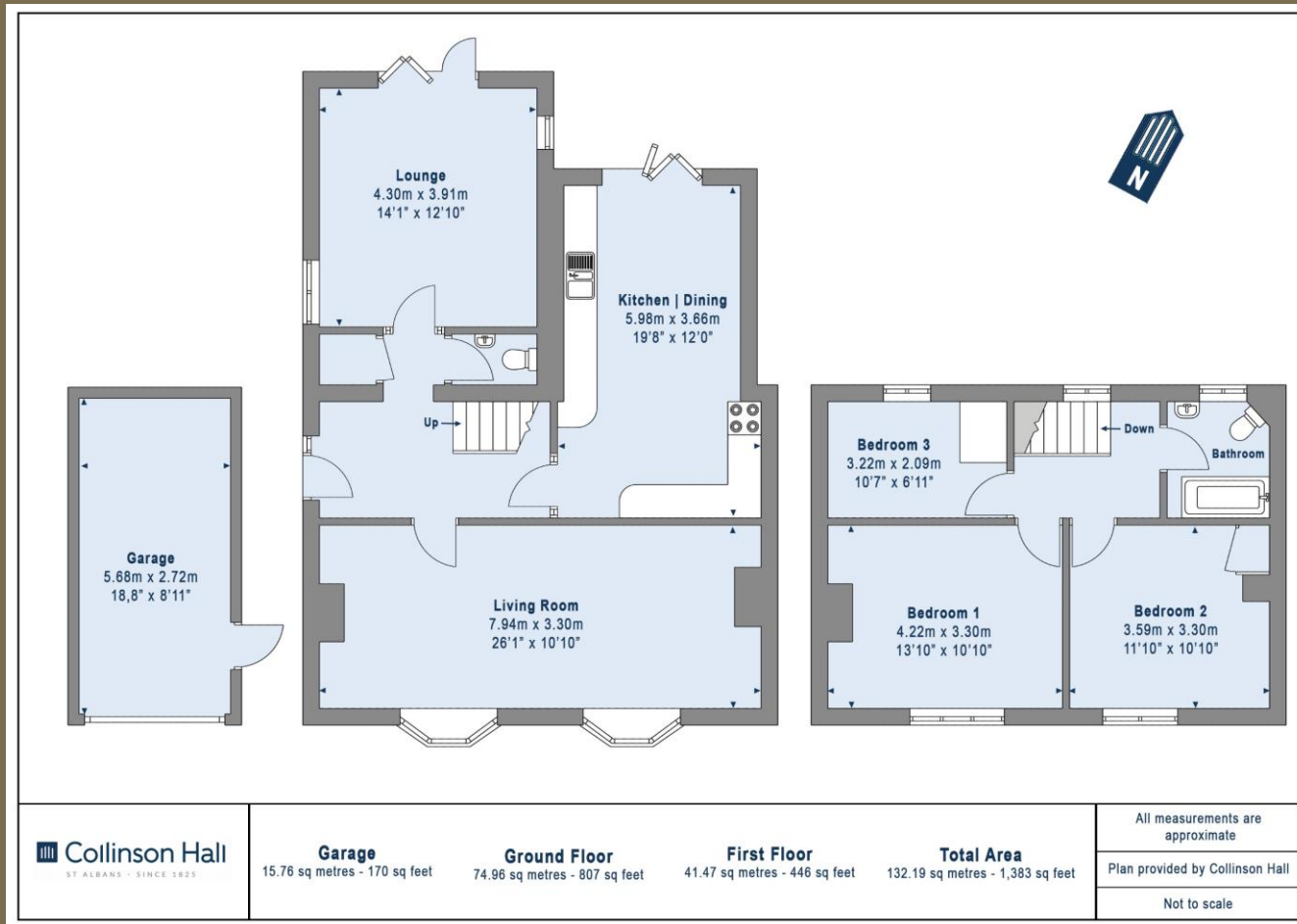
Bathroom

Garden

Garage 5.68m x 2.72m (18'8" x 8'11").







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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