









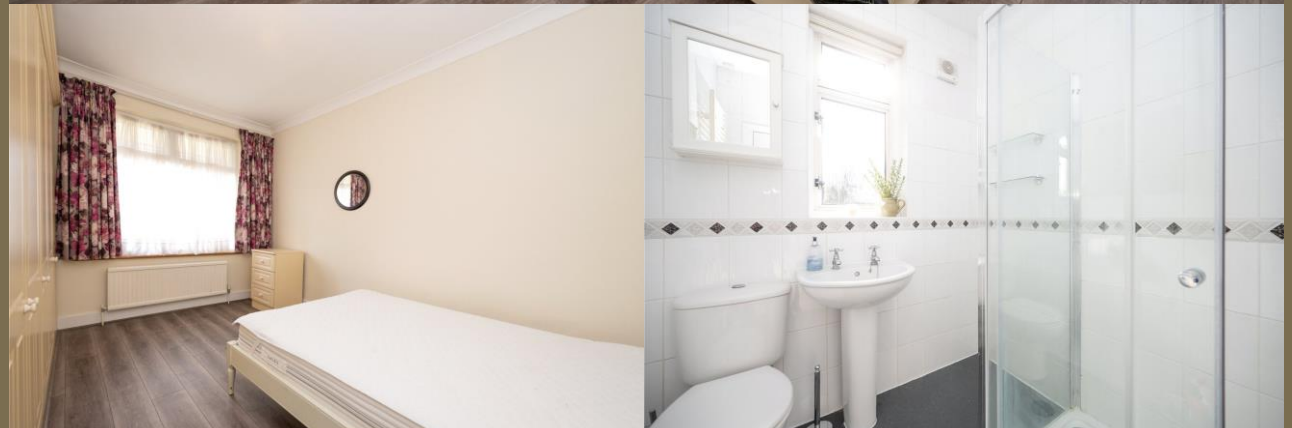
Offered for sale with **NO UPPER CHAIN** is this **SPACIOUS** and well-presented **TWO BEDROOM** semi-detached bungalow situated within a **POPULAR LOCATION** close to excellent amenities and reputable local **Schools**

**Guide Price: £650,000**

The accommodation comprises an entrance hall, two double bedrooms, living/dining room, modern kitchen and shower room. Outside the driveway provides off road parking with access to a detached garage and side access to a well-maintained rear garden. In our opinion this lovely property offers excellent potential to extend to create a good sized family home.

EPC Rating: D 58

Council Tax Band: E









Entrance Hall

Living/ Dining Room 5.76m x 4.54m (18'11" x 14'11").

Kitchen 4.72m x 3.04m (15'6" x 10').

Bedroom 1 4.10m x 3.05m (13'5" x 10').

Bedroom 2 3.93m x 2.97m (12'11" x 9'9").

Shower Room

Garden

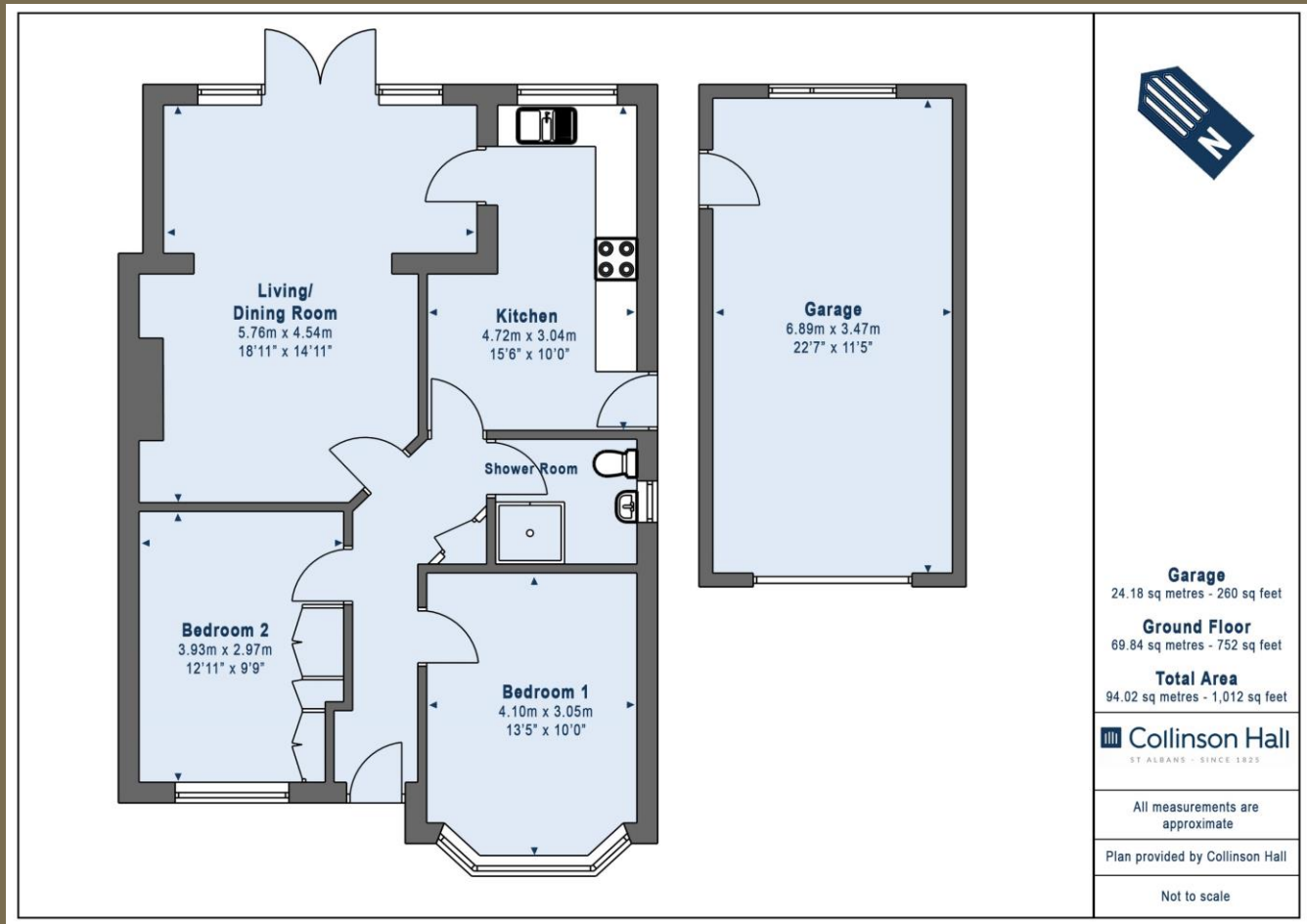
Garage 6.89m x 3.47m (22'7" x 11'5").











**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