







**A delightful THREE BEDROOM terrace FAMILY HOME located to the south side of St Albans City Centre and a SHORT WALK from Verulamium Park, St. Albans Abbey and the vibrant CITY CENTRE.**

**Asking Price: £525,000**

The accommodation features an entrance hall, a spacious lounge/diner, a kitchen, and a conservatory. Upstairs, there are three bedrooms and a family bathroom. Outside, the garden is unexpectedly large and secluded, with direct access to a semi-detached garage and a lovely garden room.

EPC Rating: C 73  
Council Tax Band D









Entrance Hall

Living Room 4.35m x 3.49m (14'3" x 11'5").

Dining Room 2.71m x 2.28m (8'11" x 7'6").

Kitchen 2.84m x 2.12m (9'4" x 6'11").

Conservatory 4.05m x 3.20m (13'3" x 10'6").

Bedroom 1 3.41m x 2.56m (11'2" x 8'5").

Bedroom 2 2.96m x 2.11m (9'9" x 6'11").

Bathroom

Bedroom 3 2.29m x 1.82m (7'6" x 6').

Garden

Summer House 4.73m x 2.88m (15'6" x 9'5").

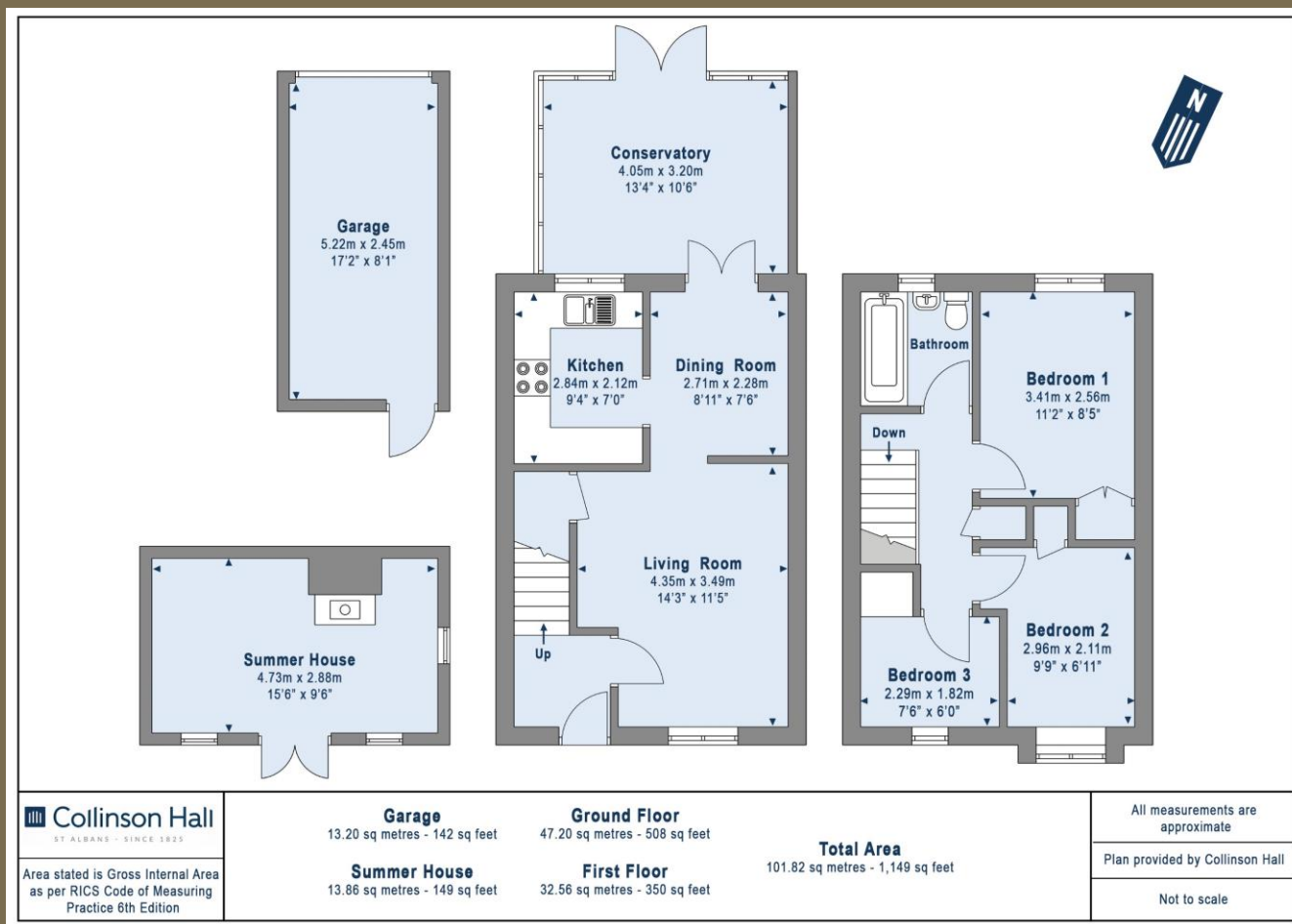
Garage 5.22m x 2.45m (17'2" x 8').











#### 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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