







An **EXCEPTIONAL FOUR BEDROOM** detached family home situated within a **SOUGHT AFTER LOCATION** close to excellent amenities and reputable local schools.

**Guide Price: £775,000**

The property benefits from approximately 1465 square feet of accommodation arranged over two levels comprising, an entrance hall, guest cloakroom, dining room/study, and a fabulous open plan kitchen/family room with stylish centre island and floor to ceiling sliding doors opening to a landscaped rear garden. On the first floor, the principle bedroom is served by an ensuite shower room, there are three further bedrooms and family bathroom. Outside, the driveway provides off road parking with access to a garage and side access to a low maintenance rear garden.

EPC Rating: D 68

Council Tax Band: G







Entrance Hall

Kitchen/Living Room 7.42m x 6.99m (24'4" x 22'11").

Study/Dining Room 4.43m x 3.19m (14'6" x 10'6").

Cloakroom

Bedroom 1 4.20m x 3.44m (13'9" x 11'3").

Ensuite Shower Room

Bedroom 2 4.79m x 2.43m (15'9" x 8').

Bedroom 3 2.67m x 2.38m (8'9" x 7'10").

Bedroom 4 / Dressing Room 3.69m x 2.45m (12'1" x 8').

Bathroom

Garden

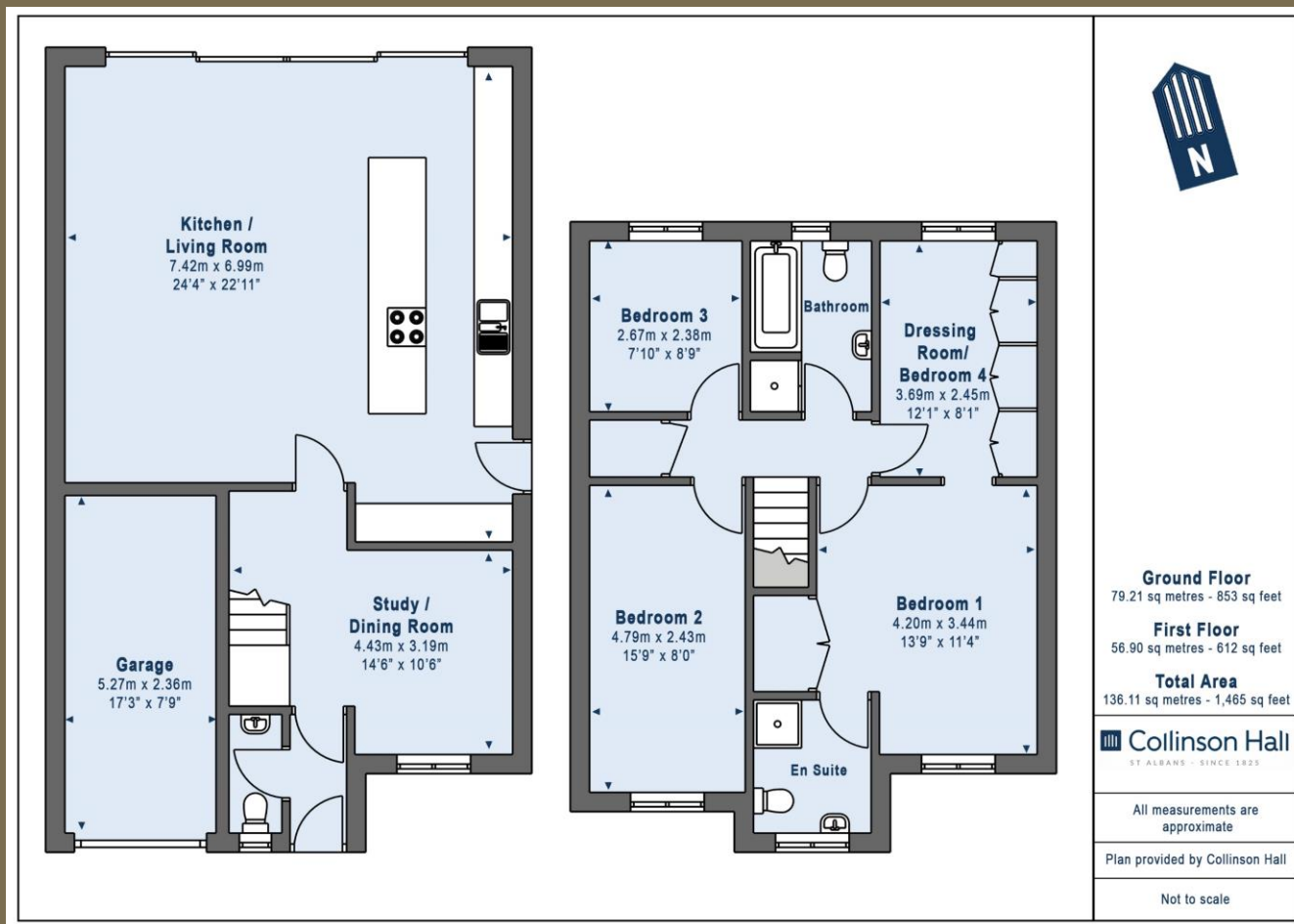
Garage 5.27m x 2.36m (17'3" x 7'9").











#### 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