





OVERLOOKING FIELDS and located in a family oriented residential area of St. Albans, is this well presented **THREE BEDROOM** property benefiting from **OFF STREET PARKING** and comes complete with an **INTEGRAL STUDIO/HOME OFFICE** with its own bathroom.

Asking Price: £550,000

There is a useful porch leading to the entrance hall of the property, internally accommodation includes spacious lounge, fitted kitchen leading to dining room with upvc double glazed doors to garden and utility area. Upstairs there are three bedrooms and fully tiled family bathroom suite. An inspection of the loft would be recommended as it provides useful storage space and offers potential for conversion (stpp).

Outside there is off street parking for two vehicles, side access and a generous rear garden with paved patio area.

EPC Rating: E 53
Council Tax Band: D





Entrance Hall

Living Room 4.23m x 3.33m (13'11" x 10'11").

Dining Room 3.11m x 2.70m (10'2" x 8'10").

Kitchen 3.60m x 2.70m (11'10" x 8'10").

Utility Room

Studio 3.93m x 3.03m (12'11" x 9'11").

Bathroom

Bedroom 1 3.93m x 3.73m (12'11" x 12'3").

Bedroom 2 4.32m x 2.70m (14'2" x 8'10").

Bedroom 3 2.98m x 2.88m (9'9" x 9'5").

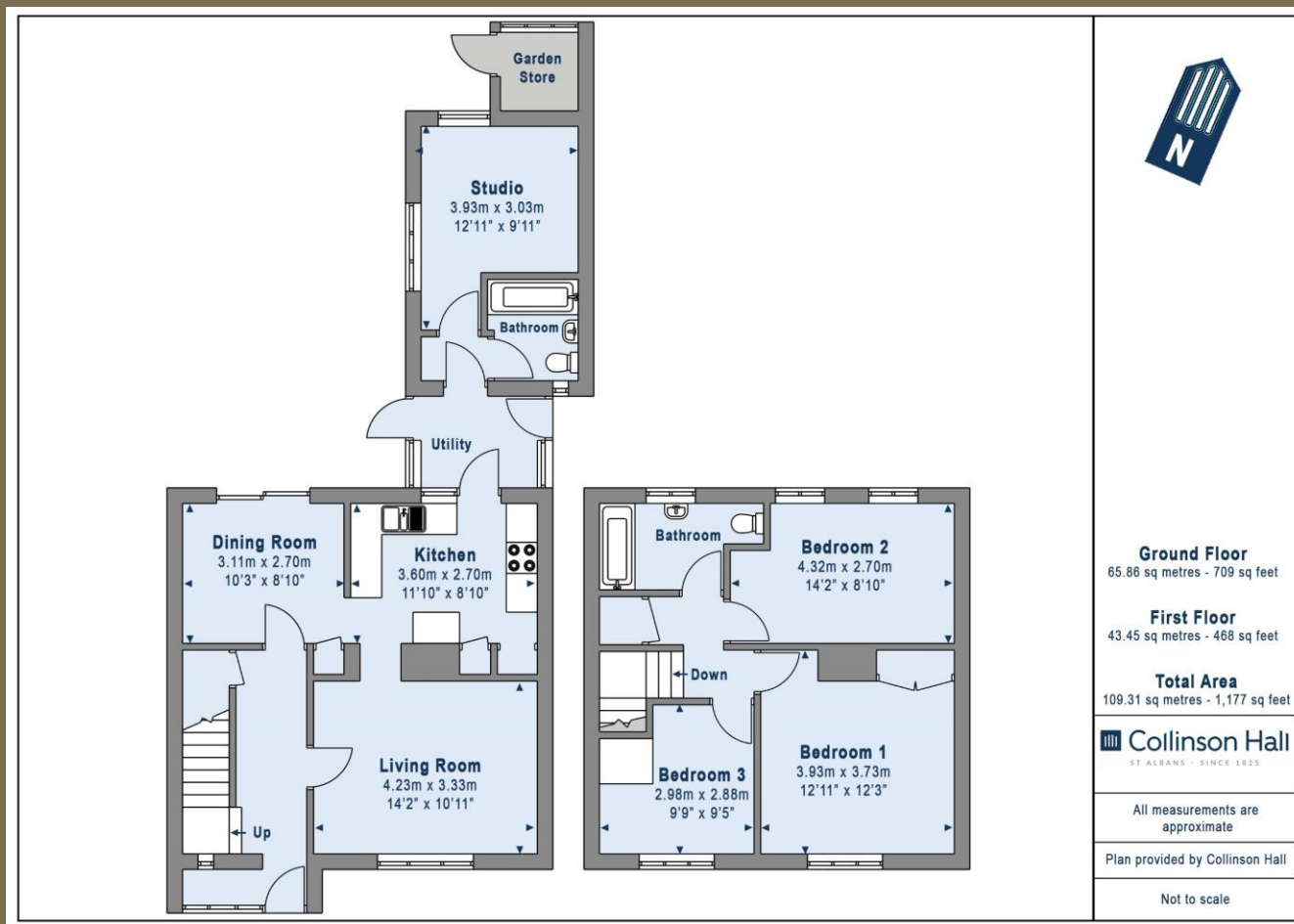
Bathroom

Garden

Garden Store







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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