





A FABULOUS example of a much improved and beautifully presented FIVE BEDROOM family home positioned in a sought after CUL-DE-SAC in the highly regarded neighbourhood of CHISWELL GREEN, close to reputable local schools and EXCELLENT transport links.

Guide Price: £1,000,000

With over 2100 square feet of living space this versatile family home offers generous accommodation arranged over three floor and in brief offers spacious living room with separate dining room, an additional sitting room conveniently located off the modern and well appointed kitchen/diner. There is a spacious entrance hall, cloakroom and useful utility room. Upstairs there are four bedrooms with en-suite to the principle room, family bathroom and a study area with a further double bedroom to the upper floor. Outside the property enjoys a secluded south westerly garden and to the front ample parking and access to a garage.

EPC Rating: B 82
Council Tax Band: G





Entrance Hall

Cloakroom

Dining Room 4.35m x 3.46m (14'3" x 11'4").

Living Room 6.36m x 3.46m (20'10" x 11'4").

Kitchen/Dining 5.56m x 4.92m (18'3" x 16'2").

Lounge 2.95m x 2.40m (9'8" x 7'10").

Utility Room

Bedroom 1 4.38m x 3.46m (14'4" x 11'4").

Ensuite Shower Room

Bedroom 2 4.60m x 3.90m (15'1" x 12'10").

Study 2.77m x 2.46m (9'1" x 8'1").

Bedroom 3 4.50m x 3.46m (14'9" x 11'4").

Bedroom 4 3.50m x 2.86m (11'6" x 9'5").

Bedroom 5 2.86m x 2.06m (9'5" x 6'9").

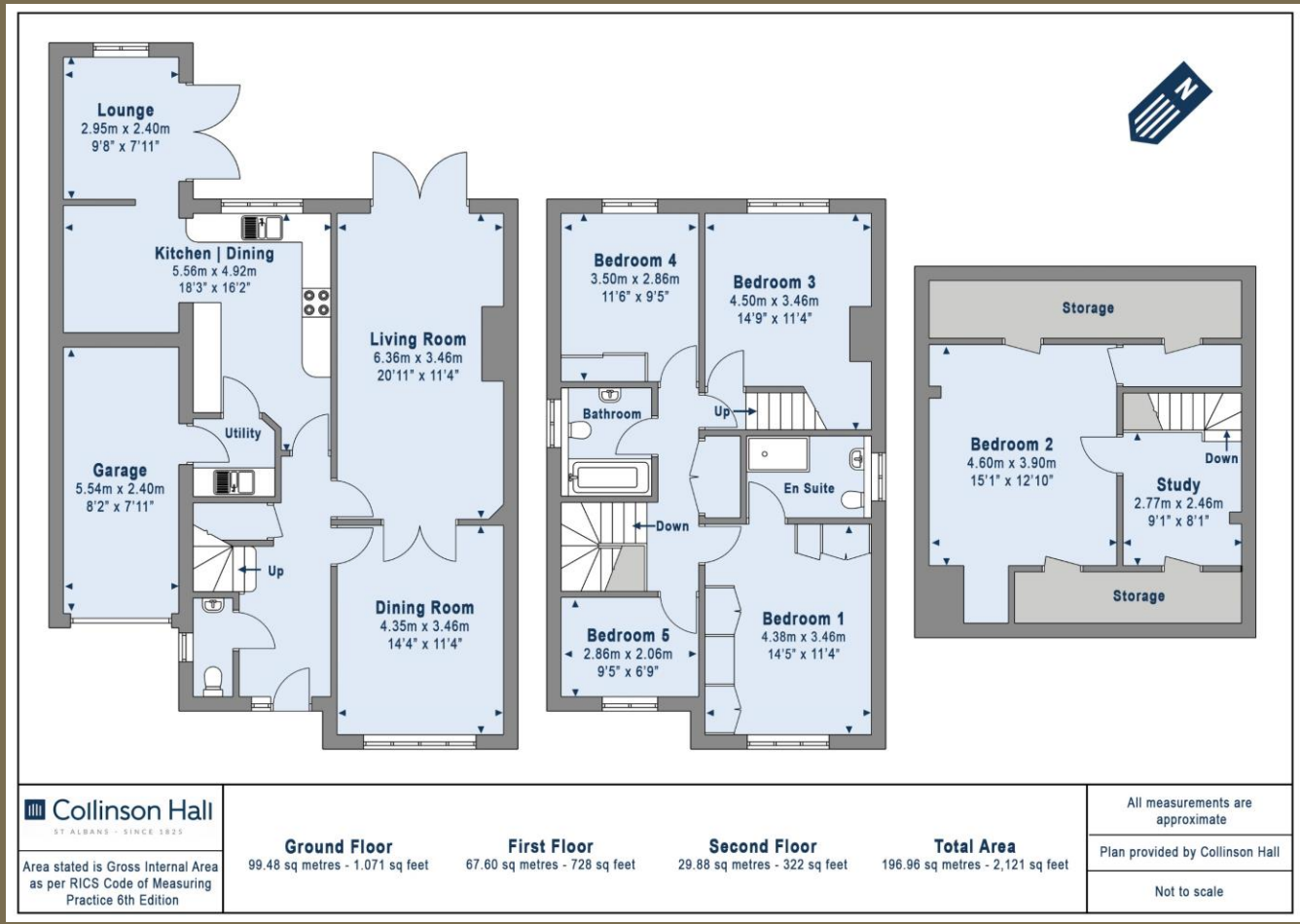
Bathroom

Garden

Garage 5.54m x 2.40m (18'2" x 7'10").







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

