



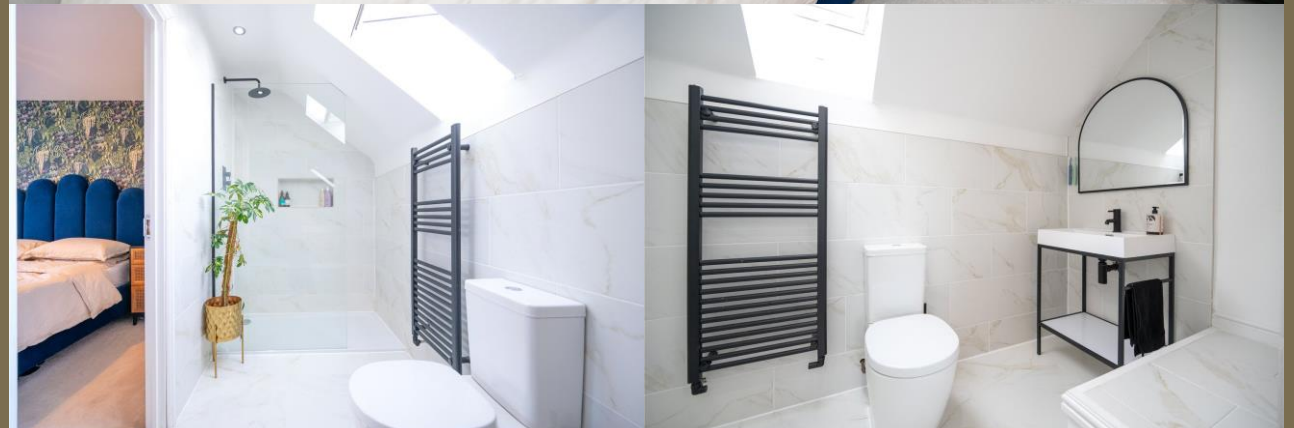


A BEAUTIFULLY PRESENTED, modern TOWNHOUSE, conveniently position at the end of a no through road within close proximity of the highly sought after OAKWOOD and BEAUMONT schools.

Guide Price: £750,000

This fabulous family home offers generous living space approaching 900 square feet with accommodation arranged over three floors. There is an entrance hall opening onto a spacious, ultra-modern lounge along with good size cloakroom and a beautiful light and airy kitchen/breakfast room with many fitted appliances and double doors opening onto an enclosed garden. On the first floor there are two good size double bedrooms each with fitted wardrobes and a stunning bathroom. The top floor is dedicated to the principle bedroom, a generous size double with a lovely en-suite. Outside there is an enclosed garden with gated rear access and a small frontage with allocated parking.

EPC Rating: B 85
Council Tax Band: E





Entrance Hall

Living Room 4.48m x 3.61m (14'8" x 11'10").

Cloakroom

Kitchen/Dining 3.61m x 2.39m (11'10" x 7'10").

Bedroom 1 5.18m x 2.57m (17' x 8'5").

Ensuite Bathroom

Bedroom 2 3.61m x 2.71m (11'10" x 8'11").

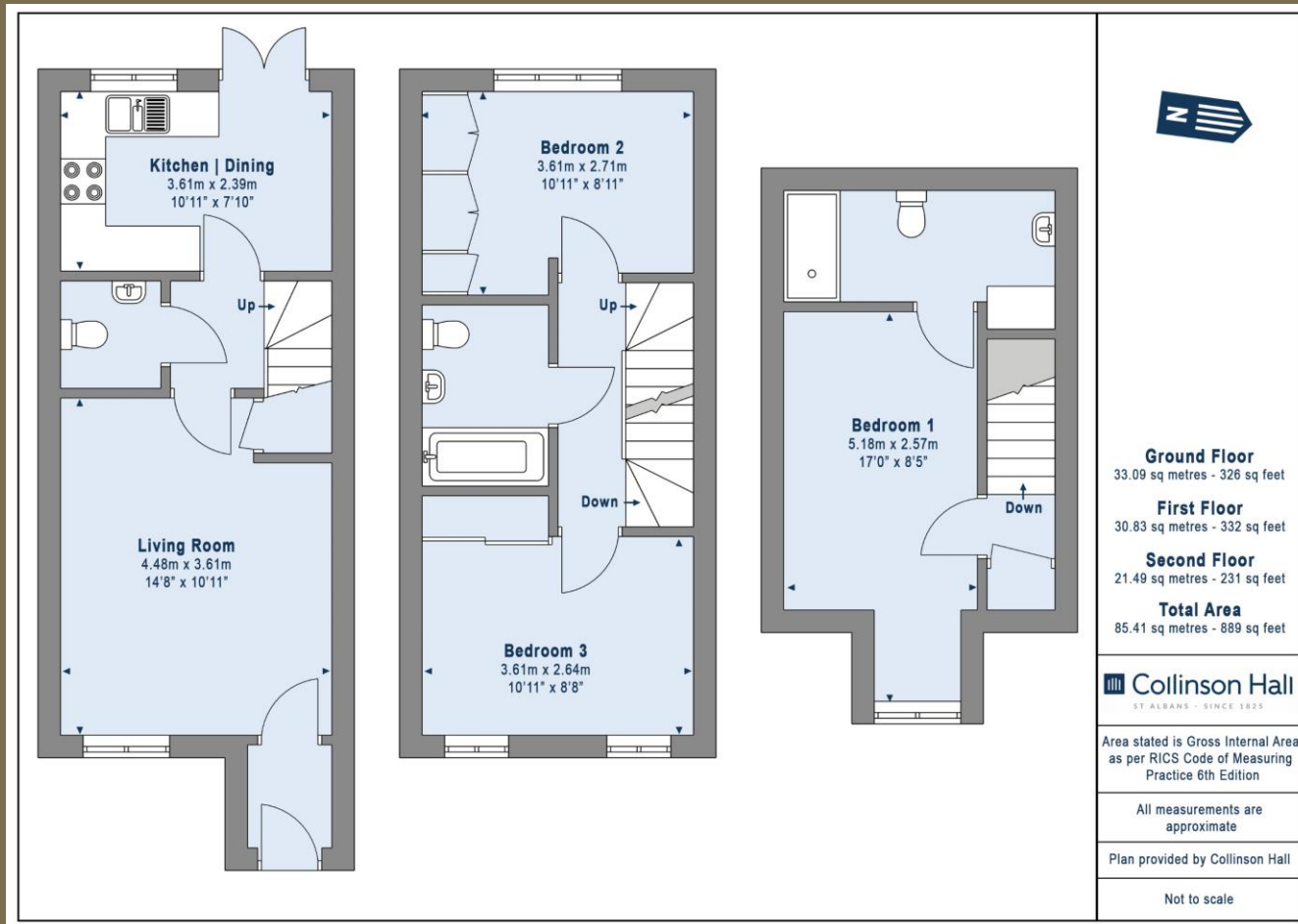
Bathroom

Bedroom 3 3.61m x 2.64m (11'10" x 8'8").

Garden







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