





A lovely three bedroom extended family home with garage, parking and no onward chain located to the south side of St Albans within a short distance to highly regarded schools, city centre and the motorway network links M1 & M25.

Guide Price: £650,000

The well-proportioned accommodation briefly comprises downstairs; entrance hall with doors leading to a good size living room, separate dining room and family room there is further a modern kitchen breakfast room with utility room and WC..

On the first floor there are three sizable bedrooms and modern four piece bathroom. Outside to the front there is front garden with a block paved drive way providing parking for several cars and access to a garage.

To the rear there is a mature rear garden with patio area and steps to a nice size lawn with shrub borders.

Collinson
Hall





Ground Floor

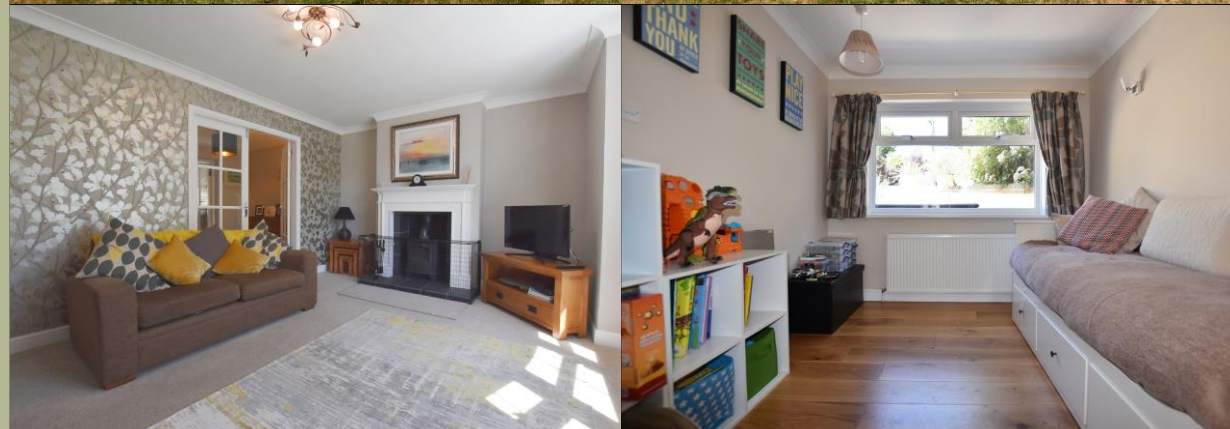
Entrance Hall	
Kitchen	3.86m x 3.95m
Living Room	3.74m x 5.13m
Dining Room	2.44m x 6.09m
Utility Room	
Family Room	2.72m x 3.19m
WC	

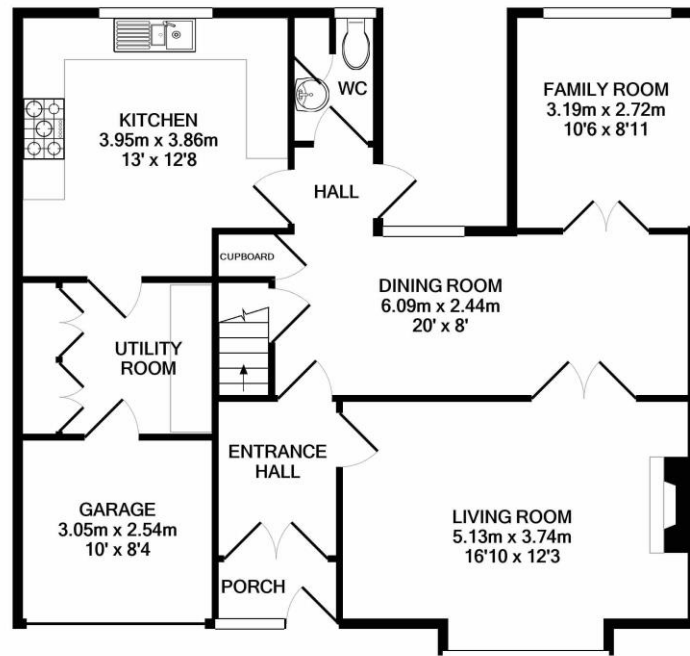
First Floor

Bedroom 1	2.72m x 5.95m
Bedroom 2	3.72m x 3.73m
Bedroom 3	3.17m x 3.28
Bathroom	

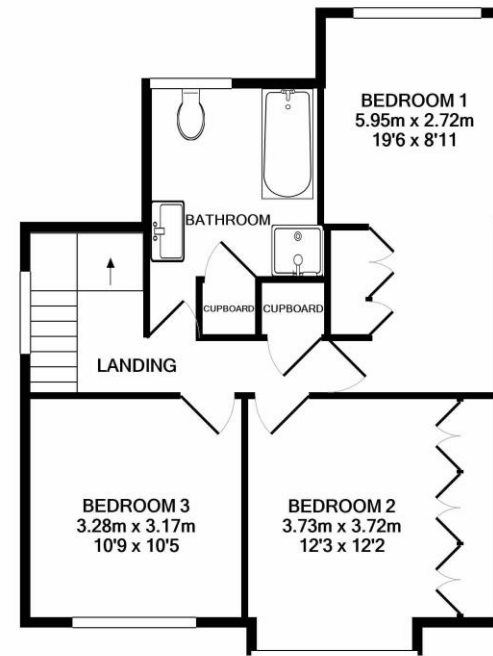
Outside

Front Garden	
Rear Garden	
Garage	2.54m x 3.05m





GROUND FLOOR
APPROX. FLOOR
AREA 81.7 SQ.M.
(880 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.3 SQ.M.
(584 SQ.FT.)

TOTAL APPROX. FLOOR AREA 136.0 SQ.M. (1464 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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