







**A THREE BEDROOM** semi-detached family home offered with **NO UPPER CHAIN** and located near local **SCHOOLS** including the Samuel Ryder Academy, good local shopping facilities and St Albans Thameslink.

**Guide Price: £550,000**

The property offers excellent scope to extend subject to the usual consents and enjoys a good size south-east facing garden and driveway for several vehicles. The living space is arranged over two floors and offers a through lounge diner, cloakroom, kitchen, three good size bedrooms and a family bathroom and in all the accommodations is in excess of 950 square foot.

EPC Rating: D 64

Council Tax Band: D









Entrance Hall

Cloakroom

Living/Dining Room 6.47m x 3.75m (21'3" x 12'4").

Kitchen 3.53m x 2.58m (11'7" x 8'6").

Storage

Bedroom 1 3.96m x 3.77m (13' x 12'4").

Bedroom 2 3.96m x 2.56m (13' x 8'5").

Bedroom 3 2.53m x 2.46m (8'4" x 8'1").

Bathroom

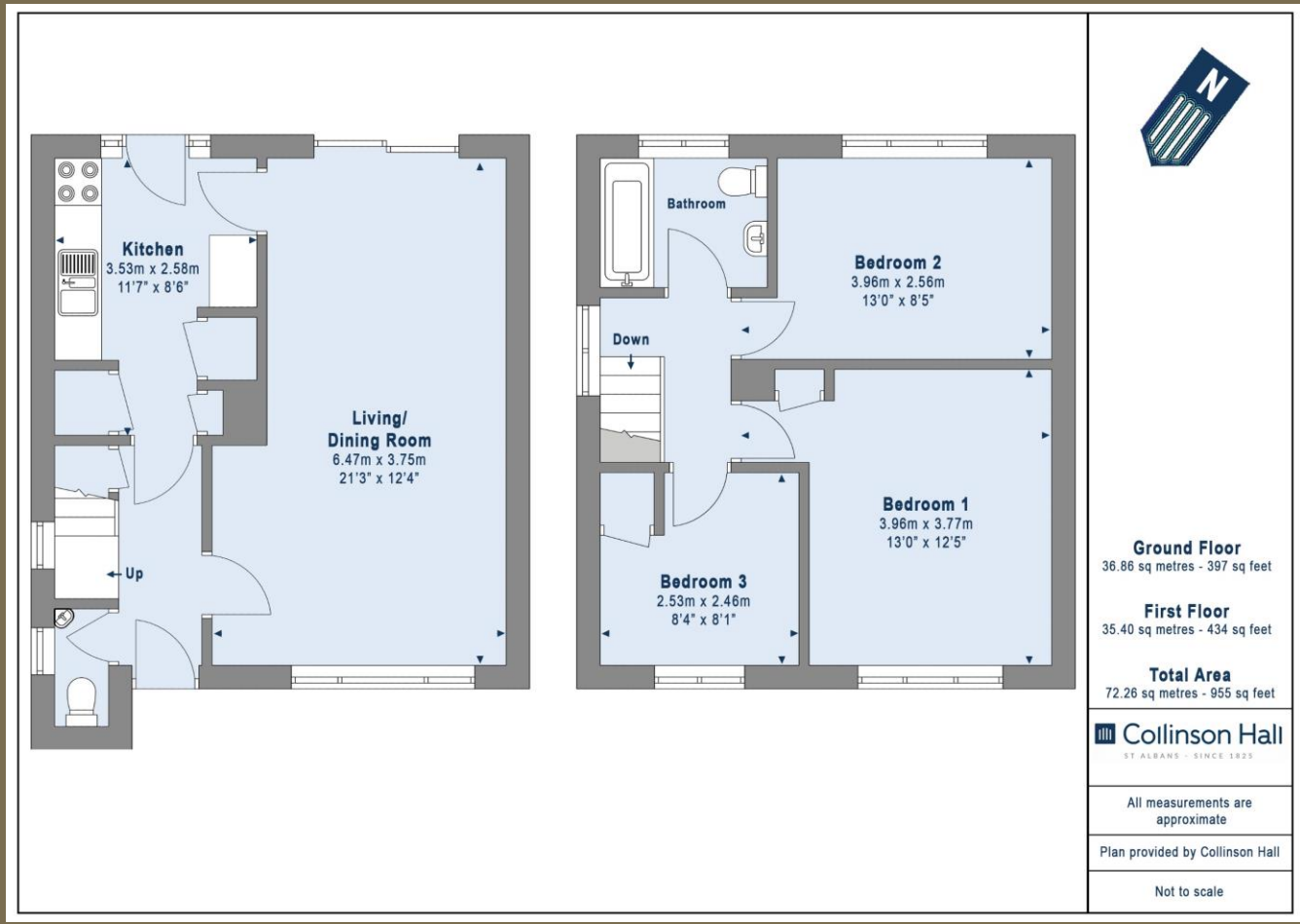
Garden











**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.



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