





This stunning **FOUR BEDROOM** period home that has been modernised to a **HIGH STANDARD** is situated in the **POPULAR FLEETVILLE AREA** of St. Albans and within easy reach of **WELL-REGARDED SCHOOLS**, a host of shopping and eateries' and access the city's transport links.

Guide Price: £900,000

The home has been altered from its original design to offer spacious, versatile accommodation spread over three floors. To the ground floor, the hallway offers access to the home beautiful open plan, modern kitchen, and dining area, as well as offering access to the living room, with bi-folding doors leading out to the garden, and the cloakroom. Across two further floors, there are four good sized bedrooms and family bathroom, with the principal bedroom benefiting from an ensuite shower room. Externally, there is a well-tended walled garden with both lawn and seating areas.

EPC Rating: TBC
Council Tax Band: D





Entrance Hall

Kitchen/Dining Room 7.41m x 3.56m (24'4" x 11'8").

Living Room 6.32m x 3.94m (20'9" x 12'11").

Cloakroom

Bedroom 4 3.60m x 2.91m (11'10" x 9'7").

Bedroom 3 4.57m x 3.08m (15' x 10'1").

Bathroom

Bedroom 1 5.28m x 3.33m (17'4" x 10'11").

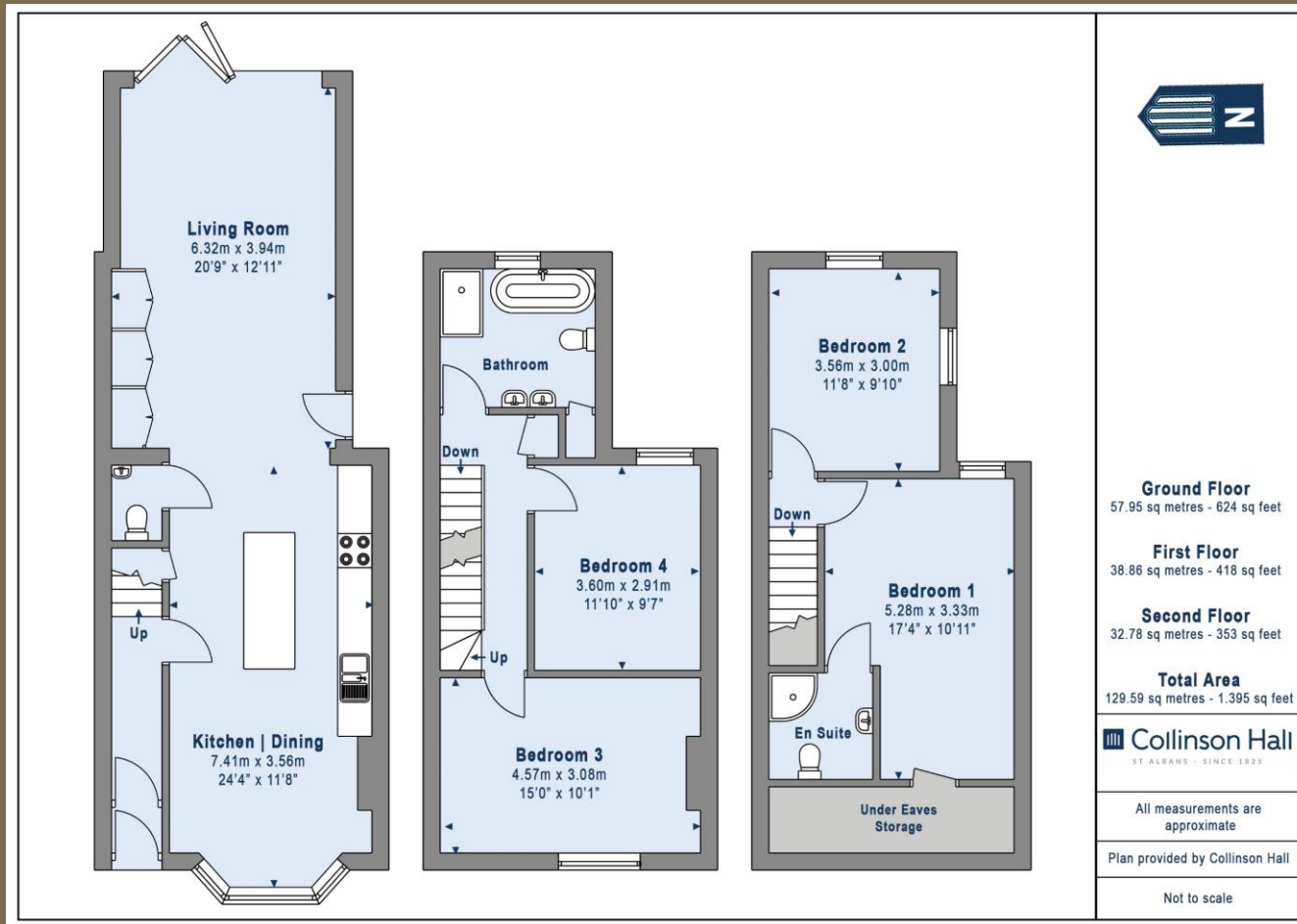
Ensuite Shower Room

Bedroom 2 3.56m x 3.00m (11'8" x 9'10").

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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