



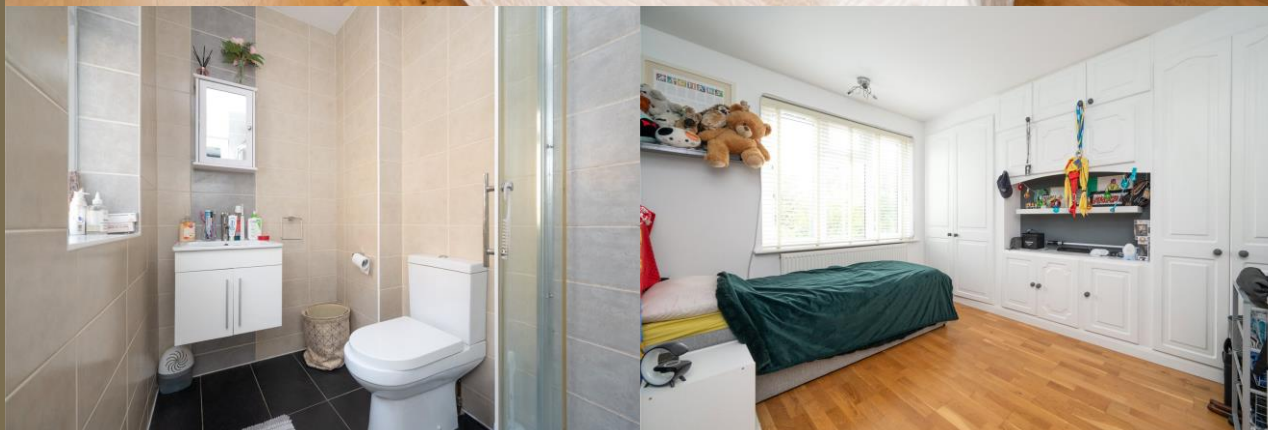


A BEAUTIFULLY PRESENTED beautifully presented four/five-bedroom semi-detached **FAMILY HOME** situated on one of St Albans' **FINEST ROADS** close to the vibrant city centre and **WALKING DISTANCE** to the mainline railway **STATION**, leafy Clarence Park and highly regarded **SCHOOLS**.

Guide Price: £1,450,000

The property benefits from 2663 square feet of accommodation comprising an entrance porch, entrance hall, guest cloakroom, sitting room, family room/bedroom five, utility room, and a fabulous kitchen dining room, with a stylish center island and bi-folding doors opening to the rear garden. On the first floor there are three double bedrooms, ensuite to bedroom two and a spacious four-piece bathroom suite. The loft has been converted to a spacious principle bedroom with ensuite bathroom. Outside, the driveway provides off-road parking with access to a well-maintained rear garden and a spacious home office.

EPC Rating: D 66
Council Tax Band: F





Entrance Hall

Lounge 5.25m x 3.57m (17'3" x 11'9").

Kitchen/Living/Dining 8.04m x 7.91m (26'5" x 25'11").

Utility

Office/Bedroom 5 5.35m x 4.05m (17'7" x 13'3").

Bedroom 1 5.17m x 3.39m (17' x 11'1").

Ensuite Shower Room

Bedroom 2 4.76m x 2.56m (15'7" x 8'5").

Ensuite Shower Room

Bedroom 3 4.11m x 3.49m (13'6" x 11'5").

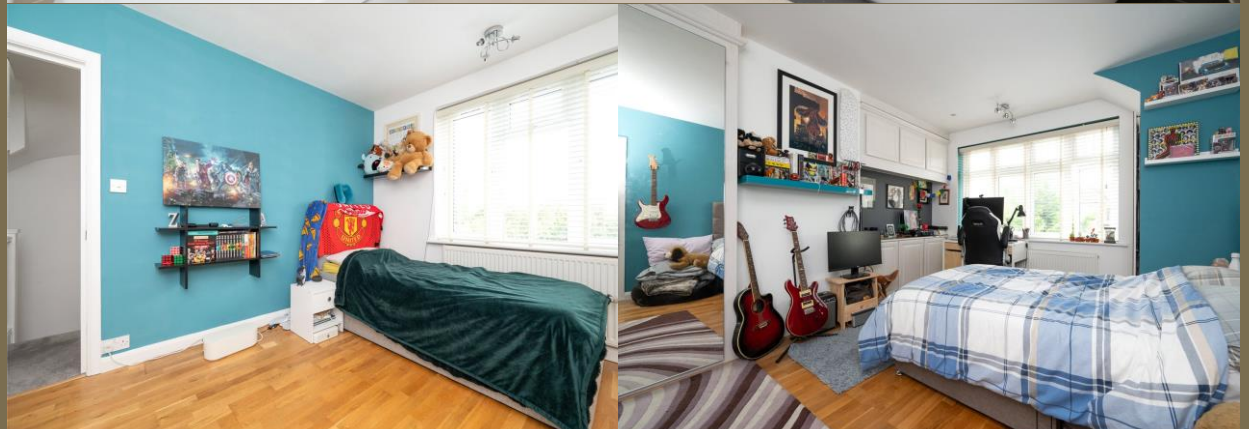
Bedroom 4 3.56m x 3.49m (11'8" x 11'5").

Bathroom

Garden

Garden Room 4.65m x 3.41m (15'3" x 11'2").

Storage 3.67m x 1.71m (12' x 5'7").







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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