





A charming bay fronted three bedroom character property, situated in a wonderful central location, close to Aboyne Lodge School and within walking distance of the mainline station to London St Pancras.

Guide £775,000

This spacious home provides many features typical of its era, to include sash windows throughout and fireplaces in the living room and rear reception room. Of further benefit is a superb, fully-enclosed south-facing garden.

Planning has been granted to substantially enlarge the property. Please see St Albans DC Planning application 5/2019/2510.

The property briefly comprises: entrance porch, entrance hall, living room, rear reception room, dining area, kitchen, landing, three bedrooms and a luxury first floor bathroom. South-facing rear garden.

Offered for sale Chain Free.

Collinson
Hall







Ground Floor

Entrance Lobby	
Entrance Hall	
Living Room	3.04m x 3.35m
Reception Room	3.35m x 2.75m
Dining Area	3.03m x 2.72m
Kitchen	2.14m x 2.72m

First Floor

Landing	
Master Bedroom	3.35m x 2.64m
Bedroom 2	3.35m x 2.75m
Bedroom 3	3.02m x 2.71m
Bathroom	

Outside

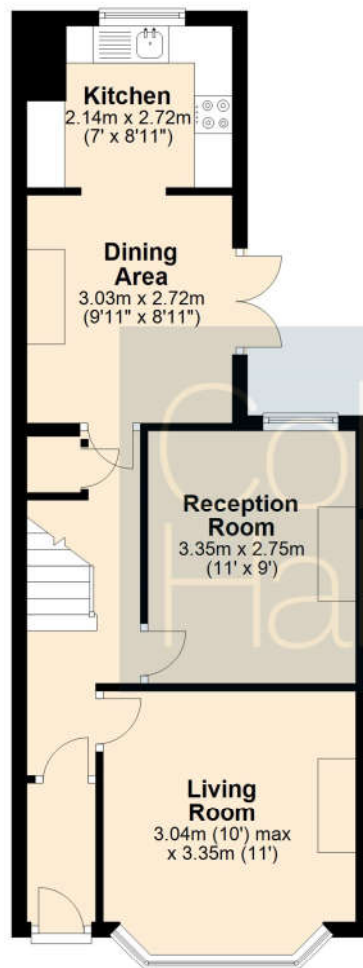
Front Garden	
Rear Garden	





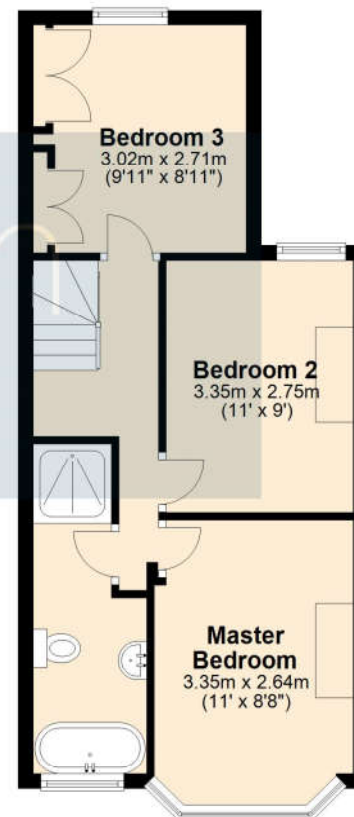
Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 81.5 sq. metres (877.2 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS
Plan produced using PlanUp.

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.