





Positioned within a sought-after TREE LINED AVENUE in one of the most revered locations in CHISWELL GREEN, this spacious CHALET BUNGALOW offers flexible living space with accommodation ARRANGED OVER TWO FLOORS.

**Guide Price: £775,000**

A welcoming entrance hall leads through to an extended living/dining room, enjoying lovely views over the landscaped rear garden and direct access outside, creating a wonderful space for both relaxing and entertaining. The home also offers a generous kitchen/breakfast room with a separate utility area, a family bathroom, a versatile study or fifth bedroom, and a spacious principal bedroom complete with a stylish en-suite shower room. Upstairs, there are three further well-proportioned bedrooms.

Offering almost 1,500 sq. ft. of flexible living space, this fantastic home is perfectly suited to modern family life and is located in a highly desirable area.

Outside, the property continues to impress with a charming rear garden enjoying a sunny south-easterly aspect, while to the front, an attractive block-paved driveway provides ample parking for several vehicles.

Stanley Avenue in St Albans is a well-regarded residential road offering convenient access to the city centre, mainline station and a range of local amenities. The area is popular with families, benefiting from its proximity to well-regarded schools, as well as nearby parks and everyday shopping facilities.

EPC Rating: C 77

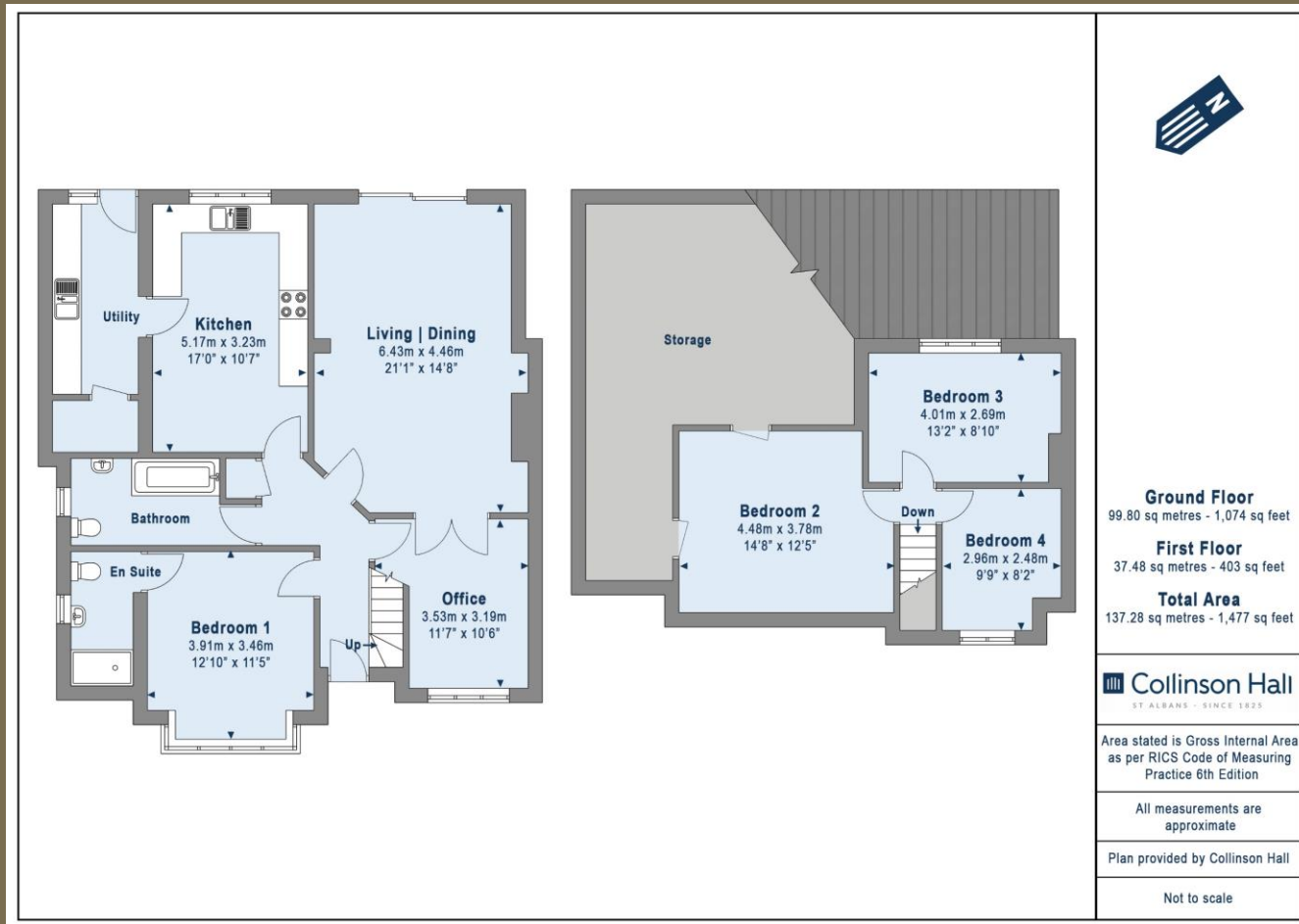
Council Tax Band: E











**Collinson Hall**  
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area  
as per RICS Code of Measuring  
Practice 6th Edition

All measurements are  
approximate

Plan provided by Collinson Hall

Not to scale

**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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