





A FINE EXAMPLE of a traditional **SEMI-DETACHED** family home, with **SPACIOUS** and versatile living accommodation, positioned within a **SHORT WALK** of **St. Albans Girls School**.

Offers Over: £850,000

This well-kept extended family home offers bright and expansive accommodation to include a through lounge, an extended kitchen, and a wonderful conservatory that overlooks mature gardens. The property offers five bedrooms in total, arranged over two floors with the first floor having two double bedrooms, a single bedroom/study, and a family bathroom. The loft area has been converted and offers two further good-sized bedrooms and a shower room. Along with a lengthy mature rear garden, there is a garden room with power and lighting that is currently being used as a home office, along with a garage and workshop alongside the property. To the front, there is ample parking for several vehicles.

EPC Rating: E 54
Council Tax Band: E





Entrance Hall

Living Room 8.09m x 3.79m (26'7" x 12'5").

Kitchen 4.88m x 2.74m (16' x 9').

Conservatory 4.84m x 4.43m (15'11" x 14'6").

Bedroom 1 3.80m x 3.52m (12'6" x 11'7").

Bedroom 2 3.62m x 3.52m (11'11" x 11'7").

Bathroom

WC

Study/Bedroom 5 2.21m x 1.82m (7'3" x 6').

Bedroom 3 4.80m x 3.22m (15'9" x 10'7").

Bedroom 4 3.37m x 2.39m (11'1" x 7'10").

Shower Room

Garden

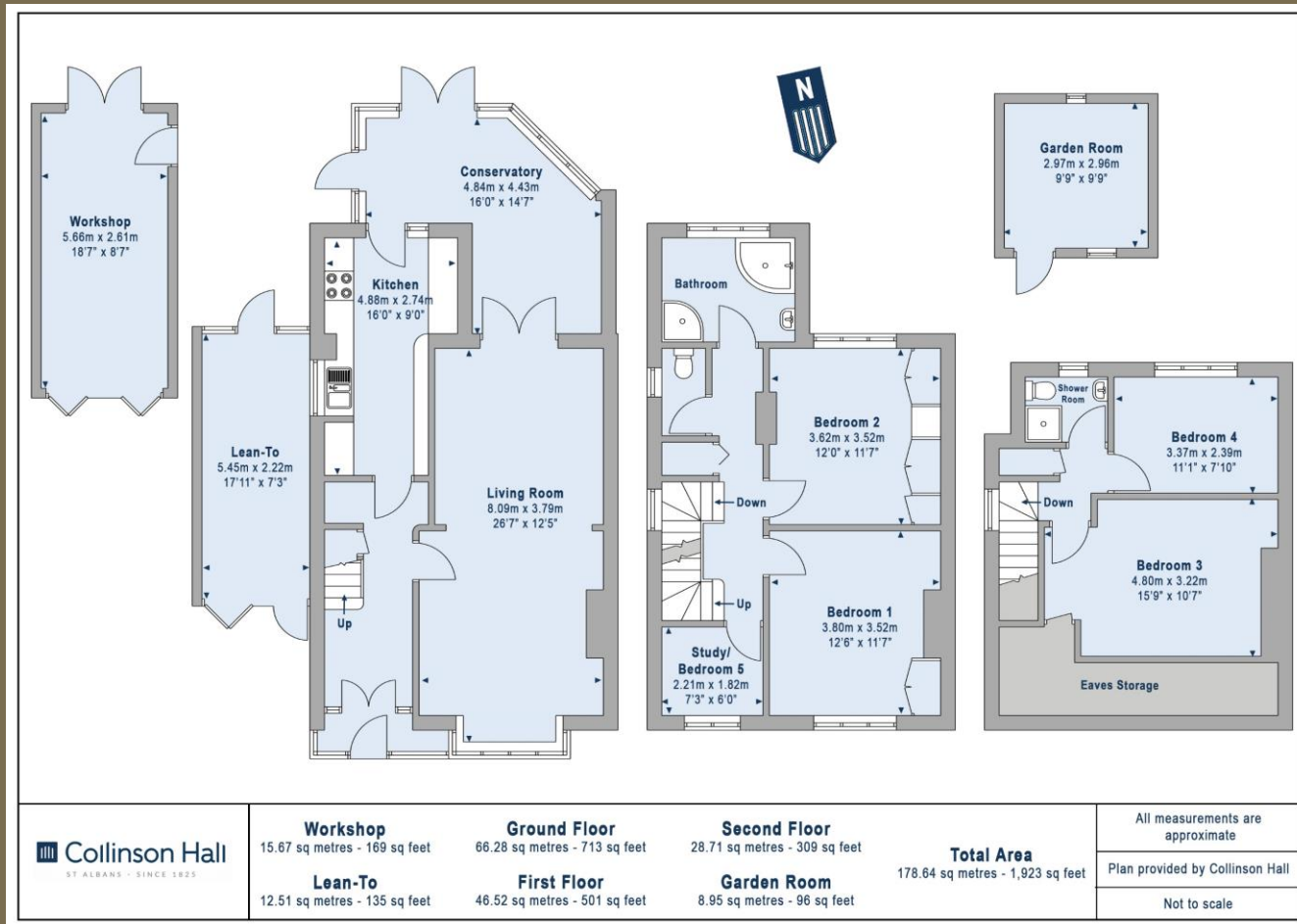
Garden Room 2.97m x 2.96m (9'9" x 9'9").

Lean-To 5.45m x 2.22m (17'11" x 7'3").

Workshop 5.66m x 2.61m (18'7" x 8'7").







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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