









**A DECEPTIVELY SPACIOUS FOUR-BEDROOM chalet-style bungalow located in the ever-popular area of CHISWELL GREEN, that must be viewed to fully appreciate the 2000 square foot of MODERN LIVING SPACE, that is on offer.**

**Guide Price: £850,000**

This wonderful home, which is spread across two floors and has a separate garden room, offers flexible and versatile accommodation that includes, a spacious lounge, fabulous family room/conservatory that opens onto a stunning, modern kitchen. There are also two good sized bedrooms, a utility room, and a shower room located on the ground floor.

The first floor provides two double bedrooms each with their own ensuite bathroom. Outside there is a substantial rear garden with a fantastic garden cabin, ideal for so many different uses, especially as a recreation room for those young and old with two storage rooms and a loft void. The frontage offers parking for several vehicles and a garden. Tippendell Lane is well placed for local amenities, Greenwood Park and Kiligrew School and for the road user the property lends easy access to the A414 North Orbital, M25, and M1.

EPC Rating: TBC  
Council Tax Band: E









Entrance Hall

Living Room 6.62m x 4.29m (21'9" x 14'1").

Kitchen / Dining Room 6.51m x 2.93m (21'4" x 9'7").

Utility Room

Shower Room

Bedroom 4 2.62m x 2.55m (8'7" x 8'4").

Bedroom 3 3.61m x 3.26m (11'10" x 10'8").

Bedroom 2 3.91m x 3.26m (12'10" x 10'8").

Walk-In-Wardrobe

Ensuite Bathroom

Bedroom 1 3.91m x 3.44m (12'10" x 11'3").

Walk-In-Wardrobe

Ensuite Shower Room

Garden

Garden Room 4.87m x 3.40m (16' x 11'2").

Storage 2.40m x 2.37m (7'10" x 7'9").

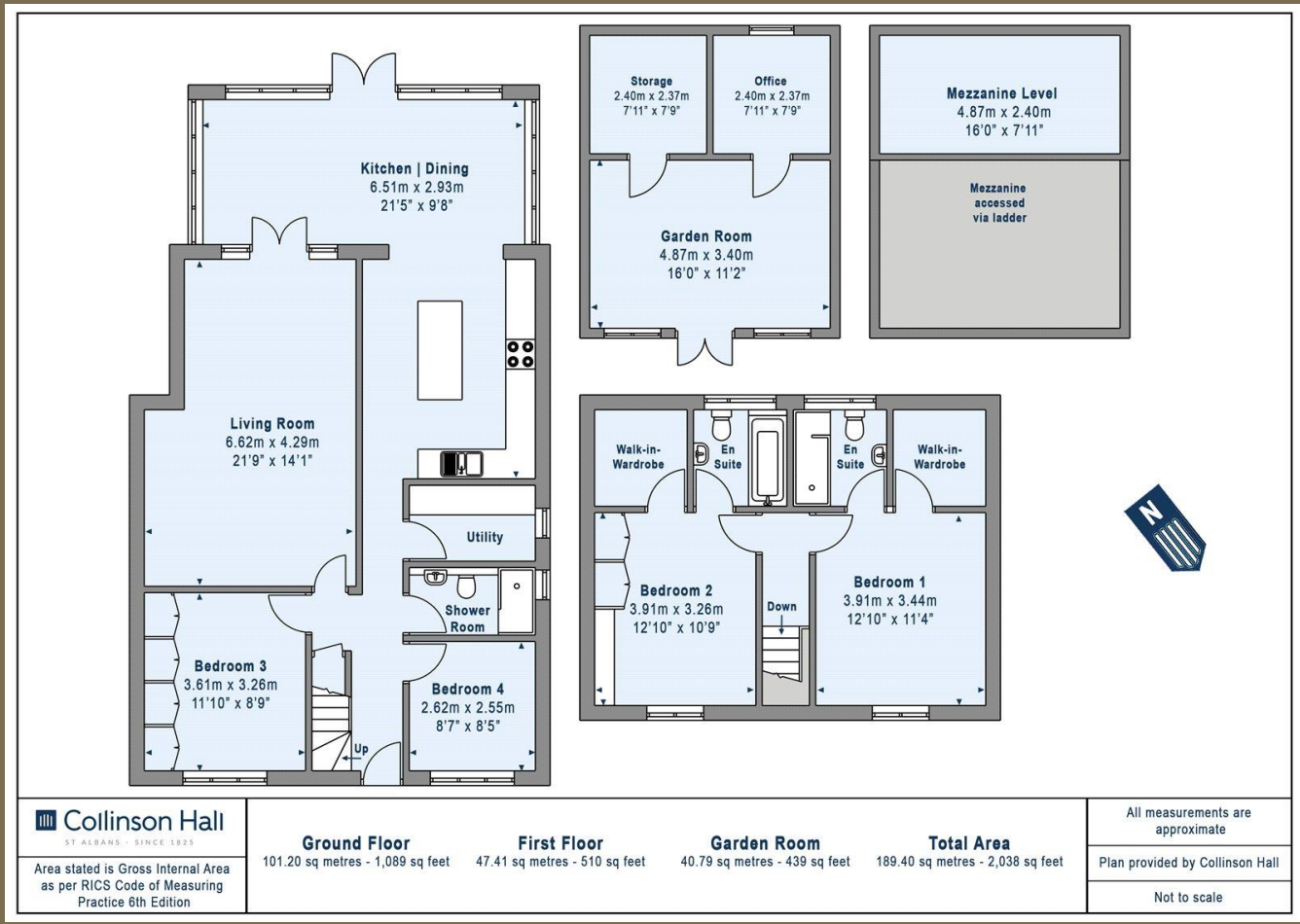
Office 2.40m x 2.37m (7'10" x 7'9").











**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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