Collinson Hall

Ringway Road, Park Street, St. Albans, Hertfordshire, AL2 2RD

Beautifully presented, light and airy. A SPACIOUS three-bedroom SEMI-DETACHED family home presented in EXCELLENT ORDER throughout and much improved by the current owner, in a quiet residential location in PARK STREET.

Asking Price: £600,000

The property offers an entrance hall and cloakroom and a spacious lounge opening onto the dining area with doors through to a conservatory with attractive views over a landscaped garden. The property benefits from a modern fitted kitchen with quartz worktops and an attractive re-fitted family bathroom. Outside there is a block paved driveway, side access, and an attractive landscaped garden.

Ringway Road is located within walking distance of local shopping facilities and Park Street Village is well-placed for easy access to major road connections including M1 & M25.

EPC Rating: C 72
Council Tax Band: E

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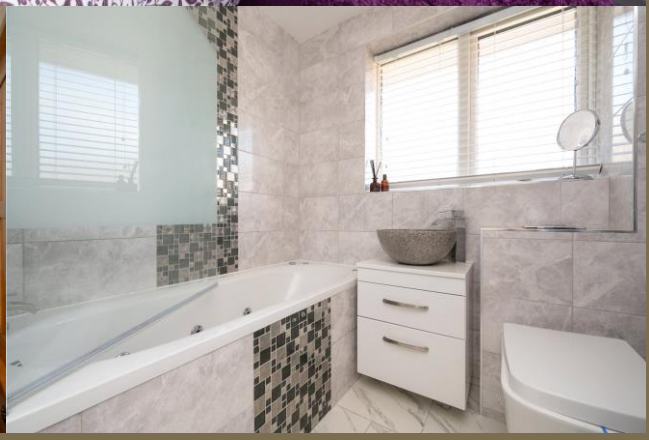

Entrance Hall

Cloakroom

Living/Dining Room

Conservatory *2.96m x 2.67m (9'9" x 8'9")*.

Kitchen *3.70m x 3.01m (12'2" x 9'11")*.

Bedroom 1 *4.15m x 2.91m (13'7" x 9'7")*.

Bedroom 2 *3.28m x 3.11m (10'9" x 10'2")*.

Bedroom 3 *3.21m x 2.14m (10'6" x 7')*.

Bathroom

Garden

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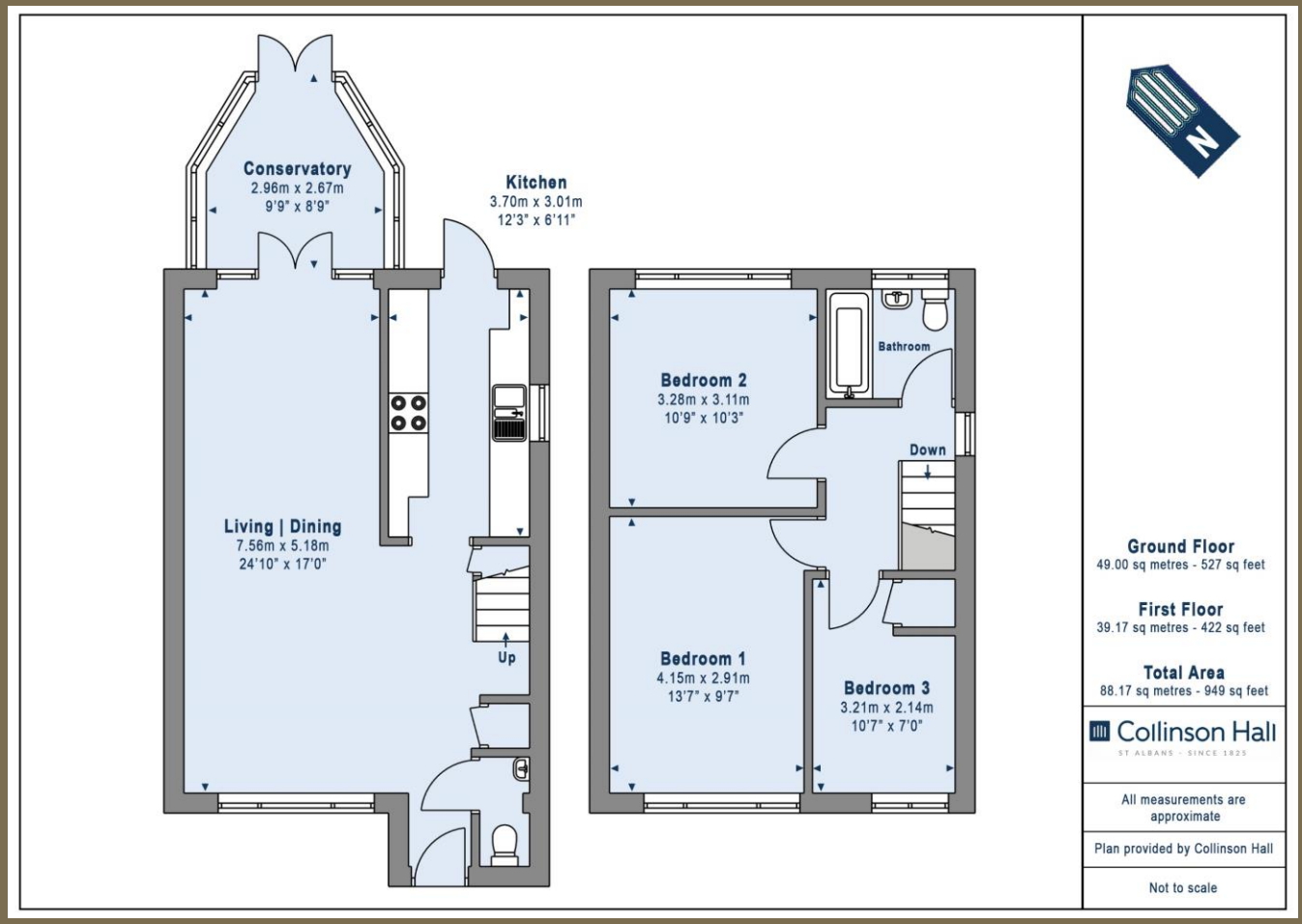

PLEASE NOTE

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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