





A SPACIOUS and EXTENDED, THREE BEDROOM home situated within a popular location close to **EXCELLENT LOCAL SCHOOLS**, including Samuel Ryder Academy, and within **WALKING DISTANCE** to the mainline **RAILWAY STATION**. Offered for sale **CHAIN FREE**.

Offers Over: £600,000

The property has been altered from its original design to create a modern and spacious home. The accommodation comprises an entrance hall, a living room with views to the front, a modern kitchen/dining room with appliances, a cloakroom, and a separate lounge with a feature brick wall providing access to the garden, that could also be used as a bedroom. On the first floor, there are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property enjoys a rear garden that is mainly laid to lawn, and access to parking and a garage en-block.

EPC Rating: D 62
Council Tax Band: D





Entrance Hall

Living Room 4.06m x 3.59m (13'4" x 11'9").

Kitchen/Dining 5.96m x 3.47m (19'7" x 11'5").

Lounge 3.44m x 3.35m (11'3" x 11').

Cloakroom

Bedroom 1 3.58m x 3.17m (11'9" x 10'5").

Bedroom 2 3.48m x 3.14m (11'5" x 10'4").

Bedroom 3 2.66m x 2.66m (8'9" x 8'9").

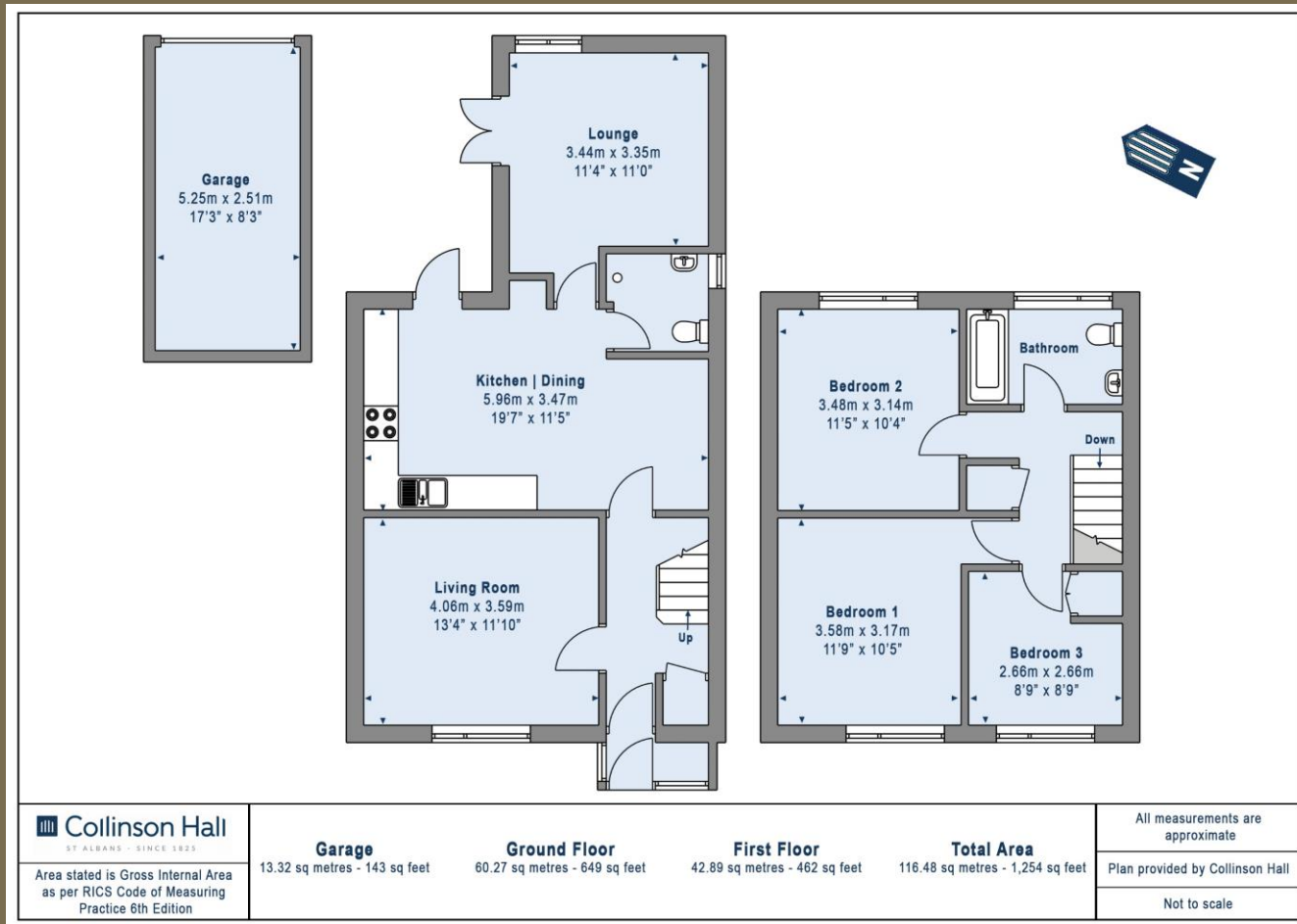
Bathroom

Garden

Garage 5.25m x 2.51m (17'3" x 8'3").







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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk