





A FABULOUS DETACHED HOME offering spacious accommodation at **OVER 1450 square feet** and presented to a **BEAUTIFUL STANDARD** throughout. The property is located near popular junior and secondary schools and is within **EASY REACH** of St. Albans Thameslink Station and excellent local shopping facilities.

Guide Price: £900,000

The accommodation includes a spacious bay-fronted lounge, superb kitchen/dining/family room with a central island, and bi-fold doors leading onto a beautifully stocked, west-facing cottage garden. There is a cloakroom off the hallway and three generous double bedrooms with a modern family bathroom. Outside, there are well-tended front and rear gardens with several scattered seating areas to enjoy the sun all day long, and to the rear of the property stands a detached oversized garage with a driveway.

EPC Rating: C 70
Council Tax Band: E





Entrance Hall

Cloakroom

Living Room 6.33m x 5.10m (20'9" x 16'9").

Kitchen/Dining 6.25m x 5.94m (20'6" x 19'6").

Bedroom 1 4.15m x 3.34m (13'7" x 10'11").

Bedroom 2 4.15m x 3.05m (13'7" x 10').

Bedroom 3 3.55m x 3.11m (11'8" x 10'2").

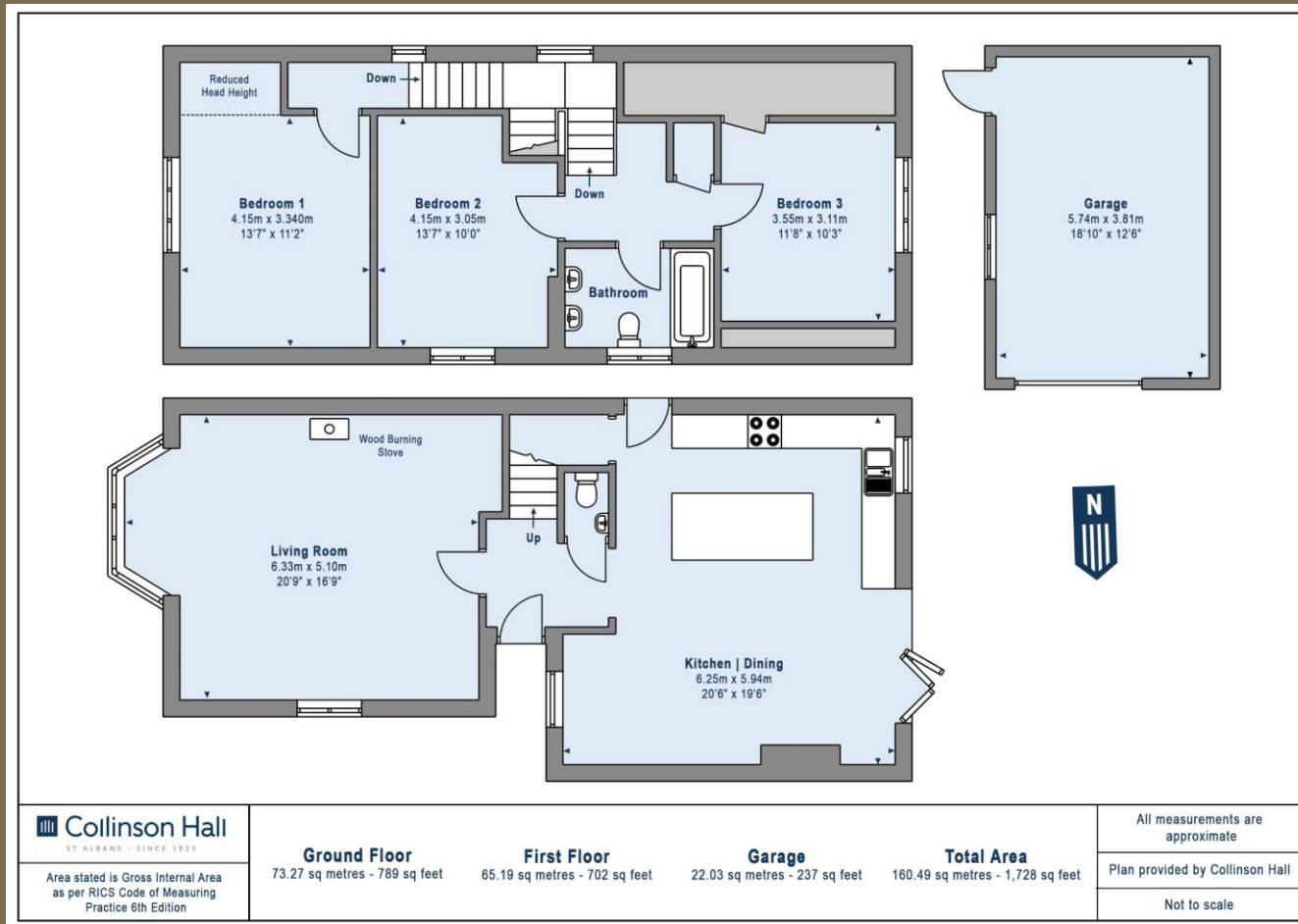
Bathroom

Garden

Garage 5.74m x 3.81m (18'10" x 12'6").







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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