





A FANTASTIC FAMILY HOME offering light and airy living space in a **PRIME LOCATION**. This spacious home has been improved by the current owners to offer well planned and **VERSATILE LIVING SPACE** for the growing family.

Offers Over: £900,000

A modern, extended kitchen opens onto a bright and spacious lounge with views over the private garden. There is an extra lounge and a study, plenty of storage and a cloakroom. The first floor offers four good size bedrooms and a modern family bathroom. Outside the property fronts onto plenty of greenery and also offers a south facing rear garden with detached double garage and additional hardstanding for further parking. The property is positioned within easy reach of good shopping facilities with The Quadrant and M & S Food Hall located within a short walk.

EPC Rating: C 70
Council Tax Band: F





Entrance Hall

Kitchen/Living/Dining 8.81m x 6.98m (28'11" x 22'11").

Lounge 3.75m x 3.26m (12'4" x 10'8").

Office 2.82m x 2.56m (9'3" x 8'5").

Shower Room

Bedroom 1 3.77m x 3.23m (12'4" x 10'7").

Bedroom 2 2.62m x 3.23m (8'7" x 10'7").

Bedroom 3 2.88m x 2.69m (9'5" x 8'10").

Bedroom 4 2.69m x 2.61m (8'10" x 8'7").

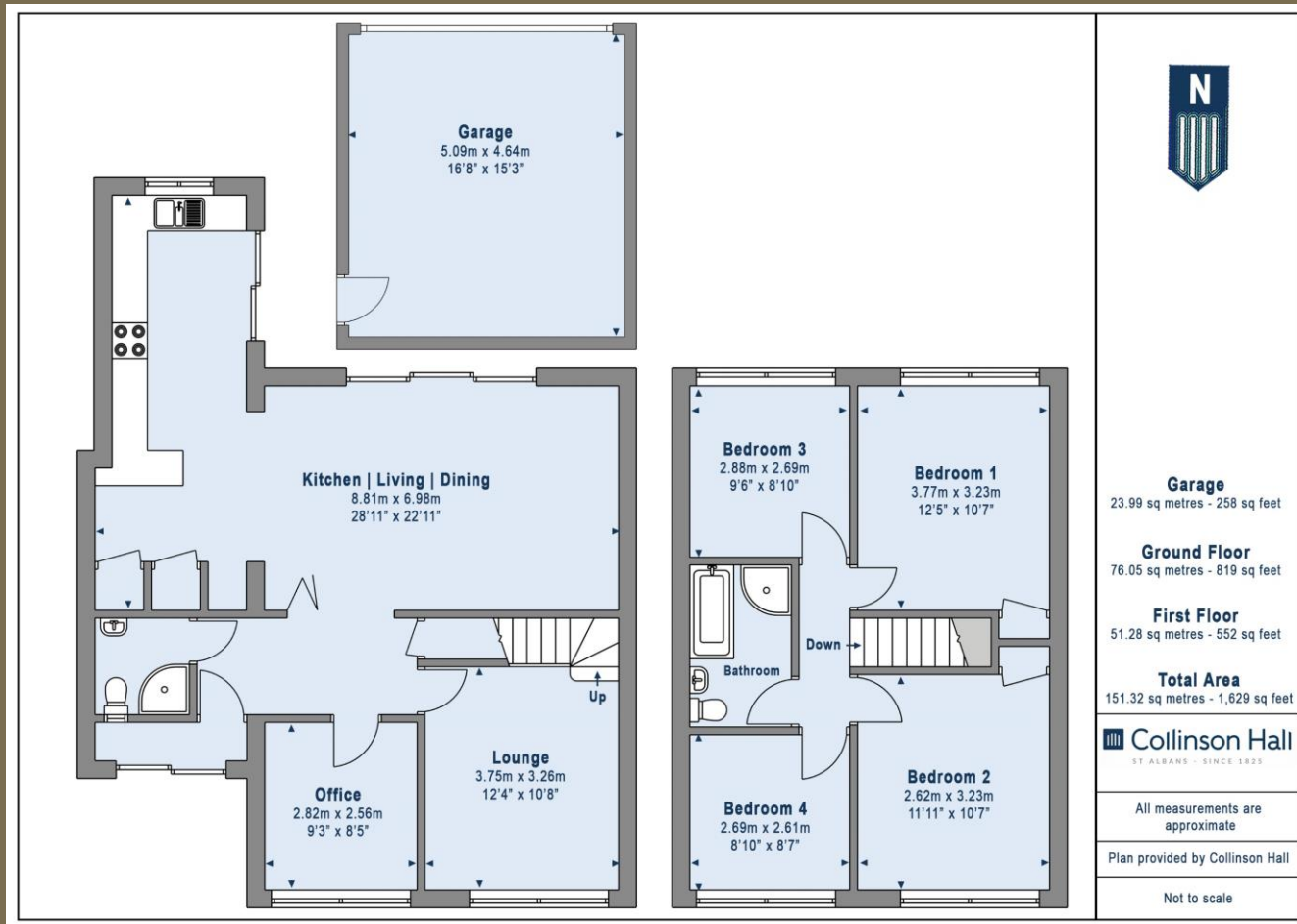
Bathroom

Garden

Garage 5.09m x 4.64m (16'8" x 15'3").







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.



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