







A well-presented, modern **THREE-BEDROOM** family home, offering two bathrooms and **OFF-STREET PARKING**, located in the **VILLAGE of FROGMORE**, with its **LOVELY LOCAL** shops, pubs, and eateries. It is positioned for ease of access to both **ST. ALBANS** and **RADLETT**. With **EXCELLENT TRANSPORT LINKS** to the **M1, M25**, and **Park Street Station**, one stop from **WATFORD JUNCTION** and its fast trains to **London** and the **North**.

**Guide Price: £550,000**

Situated within the ever-popular Curo Park, the current owners have maintained this lovely family home to a high standard and is arranged to offer modern, spacious accommodation. It comprises an entrance hall leading to a stylish kitchen with ample storage and built-in appliances, a spacious lounge/dining room with patio doors to the garden giving a lovely feeling of space, and a guest cloakroom with further storage space. On the first floor, there are three bedrooms with an en-suite shower room to the main bedroom and a further family bathroom. Externally, there is a well-kept southerly garden that is mainly laid to lawn, whilst to the front, there is access to parking for at least two cars in the covered driveway.

EPC Rating: TBC  
Council Tax Band: E









Entrance Hall

Cloakroom

Kitchen 2.83m x 2.36m (9'3" x 7'9").

Living/Dining Room 5.11m x 4.49m (16'9" x 14'9").

Bedroom 1 4.81m x 3.38m (15'9" x 11'1").

Ensuite Shower Room

Bedroom 2 4.49m x 3.10m (14'9" x 10'2").

Bedroom 3 2.80m x 2.45m (9'2" x 8').

Bathroom

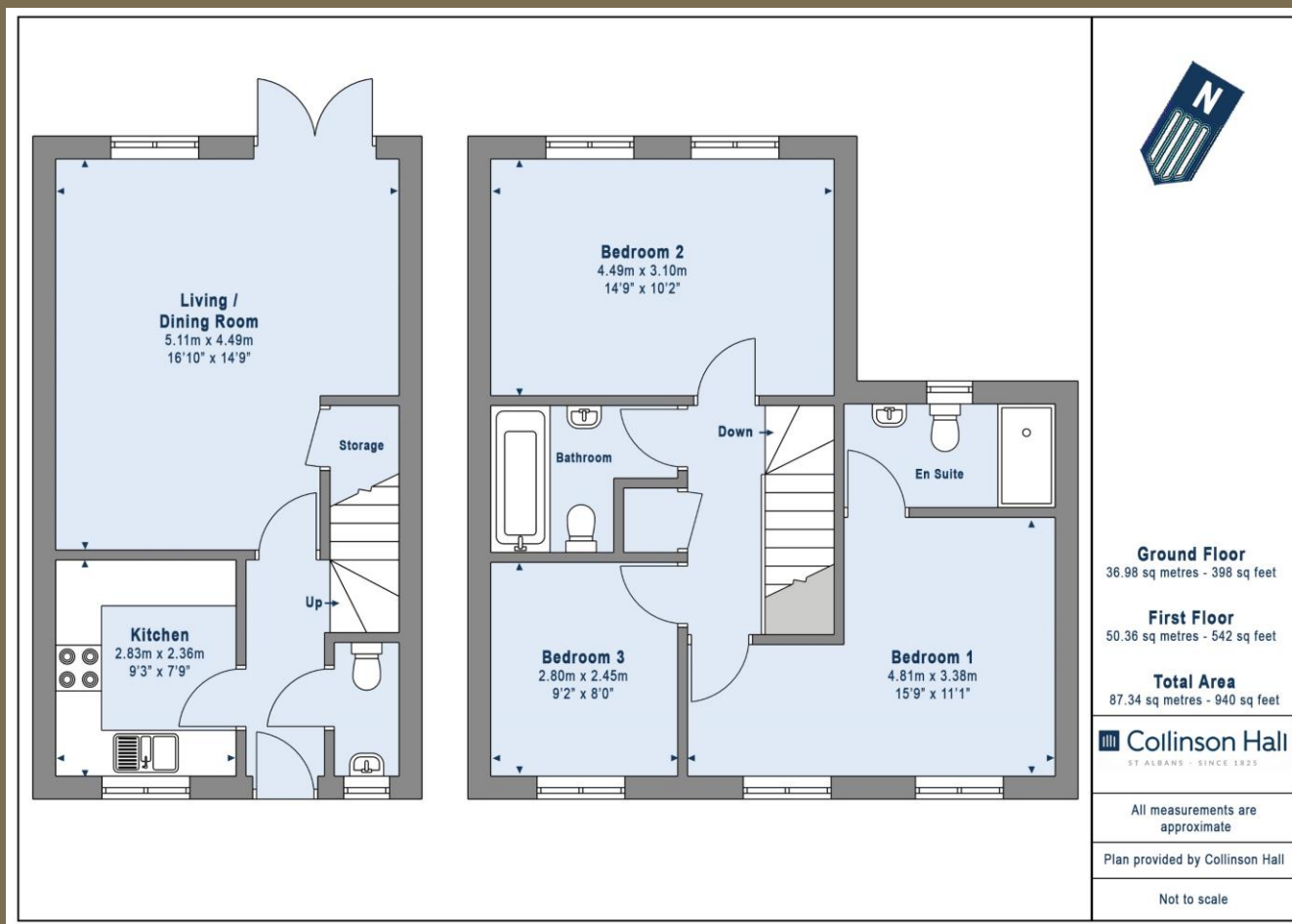
Garden











#### 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