





A substantial DETACHED FAMILY HOME, BOASTING 2400sq ft of accommodation, with a LENGTHY WELL TENDED GARDEN backing onto woodland. Located in a SOUGHT AFTER LOCATION of PARK STREET, within walking distance of LOVELY GREEN SPACES, fantastic local amenities including LOCAL CAFES, PUBS, and SHOPS and within close proximity of good LOCAL SCHOOLING.

Guide Price: £1,125,000

This imposing five-bedroom property, which is currently arranged to offer four large bedrooms, provides spacious and well-presented living accommodation throughout, spread over two floors. The ground floor comprises a welcoming entrance/porch & hall, two reception rooms fronting the property, with one having features of beamed ceilings & open fire. It also includes a spacious study, a kitchen diner, utility, and downstairs cloaks. Upstairs, the principle bedroom & en suite, separate from the other accommodation, includes a built-in wardrobe and features a sunken bath and his & hers basins.

Outside, there is a paved driveway for several vehicles and access to the double garage with light and power. The enclosed rear garden includes a paved patio area, a border of plants and shrubs, and is mainly laid to lawn. There is a covered area to the rear of the garden ideal for a hot tub or second seating area. The rear gate gives access to woodland.

EPC Rating: D 59

Council Tax Band: G





Entrance Hall

Living Room 4.54m x 3.92m (14'11" x 12'10").

Lounge 5.90m x 3.00m (19'4" x 9'10").

Kitchen/Dining 6.89m x 2.75m (22'7" x 9').

Study 2.57m x 2.51m (8'5" x 8'3").

Utility Room 3.56m x 2.55m (11'8" x 8'4").

Cloakroom

Bedroom 1 4.54m x 3.61m (14'11" x 11'10").

Ensuite Bathroom

Bedroom 2 & 3 5.90m x 3.61m (19'4" x 11'10").

Bathroom

Bedroom 4 3.30m x 2.75m (10'10" x 9').

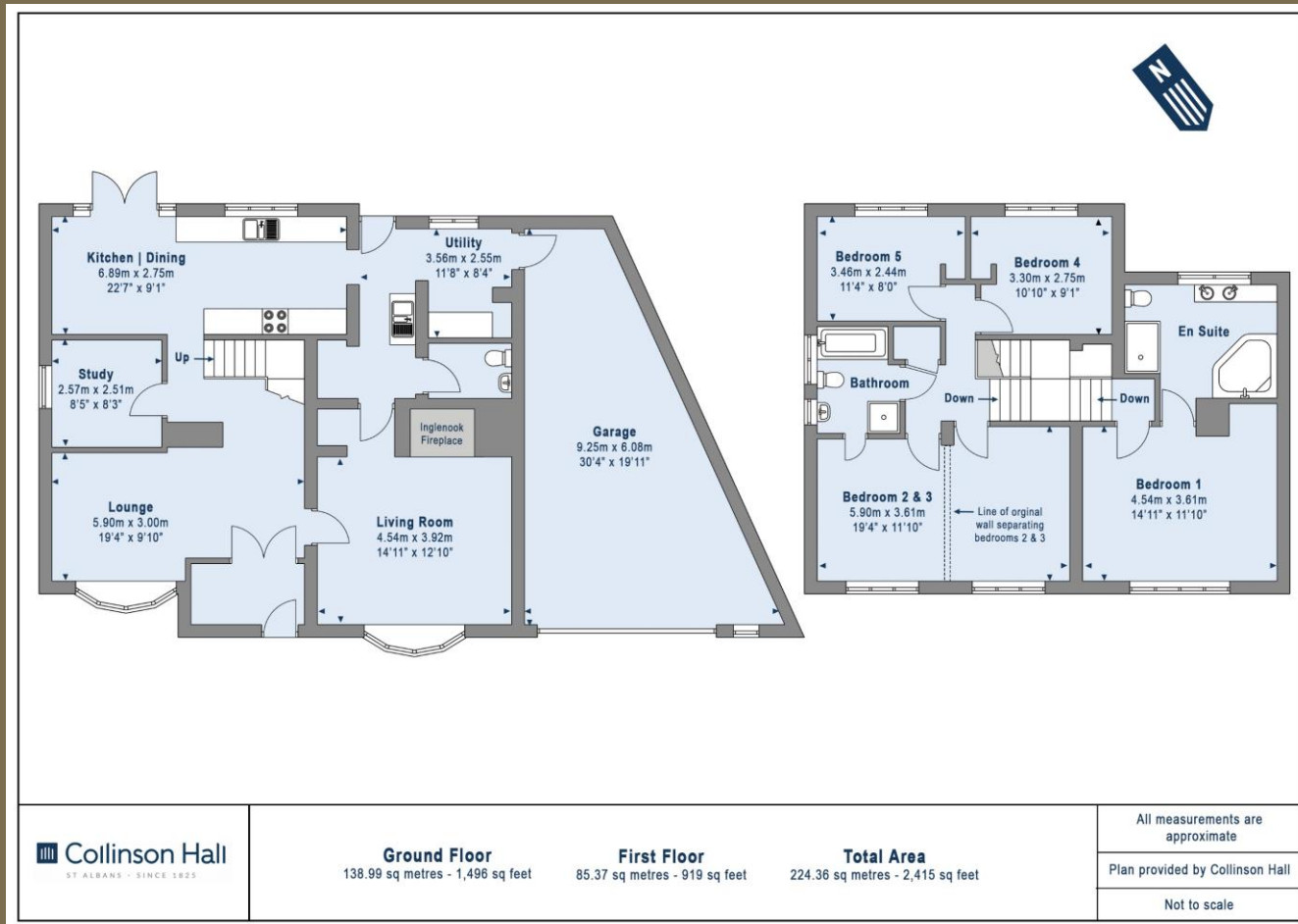
Bedroom 5 3.46m x 2.44m (11'4" x 8').

Garden

Garage 9.25m x 6.08m (30'4" x 19'11").







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