



Offered for sale **CHAIN FREE**, is this delightful **TWO DOUBLE BEDROOM**, top floor **MAISONETTE**, with its own **PRIVATE GARDEN**, positioned within a quiet cul-de-sac in **CHISWELL GREEN**.

Guide Price: £325,000

The property offers a good-sized lounge with a kitchen/breakfast room, two double bedrooms, a family bathroom, and a private garden. Plenty of resident parking is available within the cul-de-sac, which is free to use. Chiswell Green is ideally positioned for commuters requiring strong road connections, with the A414, M25, and M1 all within easy reach. There are also local shopping facilities and a public house with a restaurant. It is an ideal first purchase or investment opportunity.

EPC Rating: C 75

Council Tax Band: C

Lease Information: 125 years from 9th of May 1988, 88 years remaining.



Entrance

Living Room 5.25m x 3.45m (17'3" x 11'4").

Kitchen 4.07m x 3.33m (13'4" x 10'11").

Bedroom 1 4.11m x 2.69m (13'6" x 8'10").

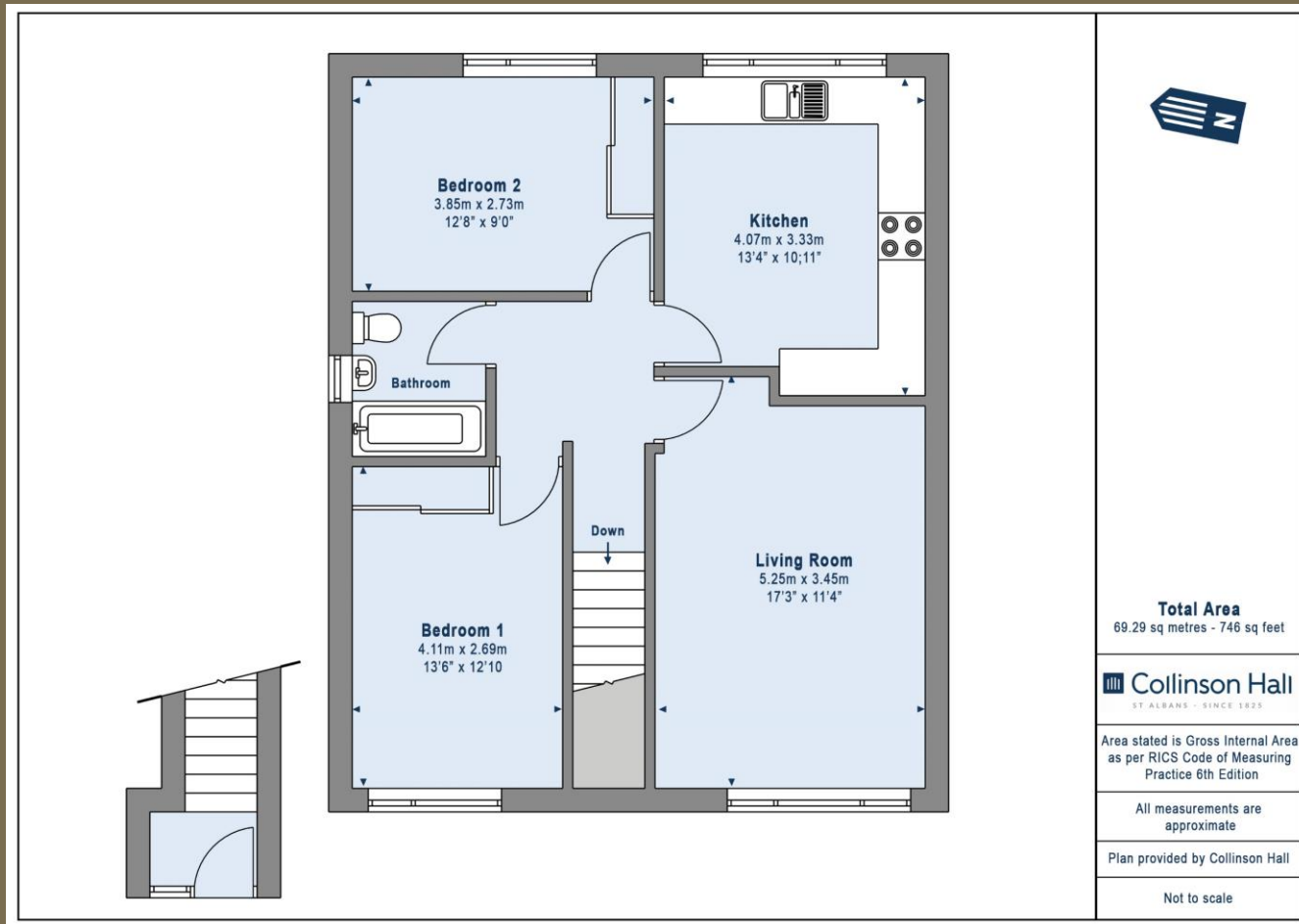
Bedroom 2 3.85m x 2.73m (12'8" x 8'11").

Bathroom

Garden

Residents Parking





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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