









Set on a quiet, **LEAFY TREE LINED** Avenue in a prime and **DESIRABLE** residential area, surrounded by established detached and semi-detached homes, is this **THREE BEDROOM** family home with **GARAGE** and **GARDENS**, close to excellent amenities, reputable local schools, and walking distance to the mainline railway station.

**Guide Price: £600,000**

This fantastic home offers accommodation arranged over two levels and comprises an entrance porch, entrance hall, guest cloakroom, living/dining room that opens onto a private cottage-style garden, and kitchen. On the first floor, there are three bedrooms and a refitted shower room. The property is positioned on the edge of a secluded cul-de-sac, highly regarded by local residents, with well-tended, communal lawns for the enjoyment of residents. The garage is located in a nearby block and easily accessed. There is a small service charge per annum for the upkeep of the communal lawns. Nearby there are excellent shopping facilities, including The Quadrant at Marshalswick and Morrisons at Hatfield Road, which has a vibrant mix of shops, cafes, and restaurants.

EPC Rating: TBC  
Council Tax Band: D



Collinson  
Hall









Entrance Hall

Cloakroom

Living/Dining 6.27m x 4.53m (20'7" x 14'10").

Kitchen 2.55m x 2.17m (8'4" x 7'1").

Bedroom 1 3.32m x 2.88m (10'11" x 9'5").

Bedroom 2 3.32m x 2.71m (10'11" x 8'11").

Bedroom 3 3.32m x 1.69m (10'11" x 5'7").

Wet Room

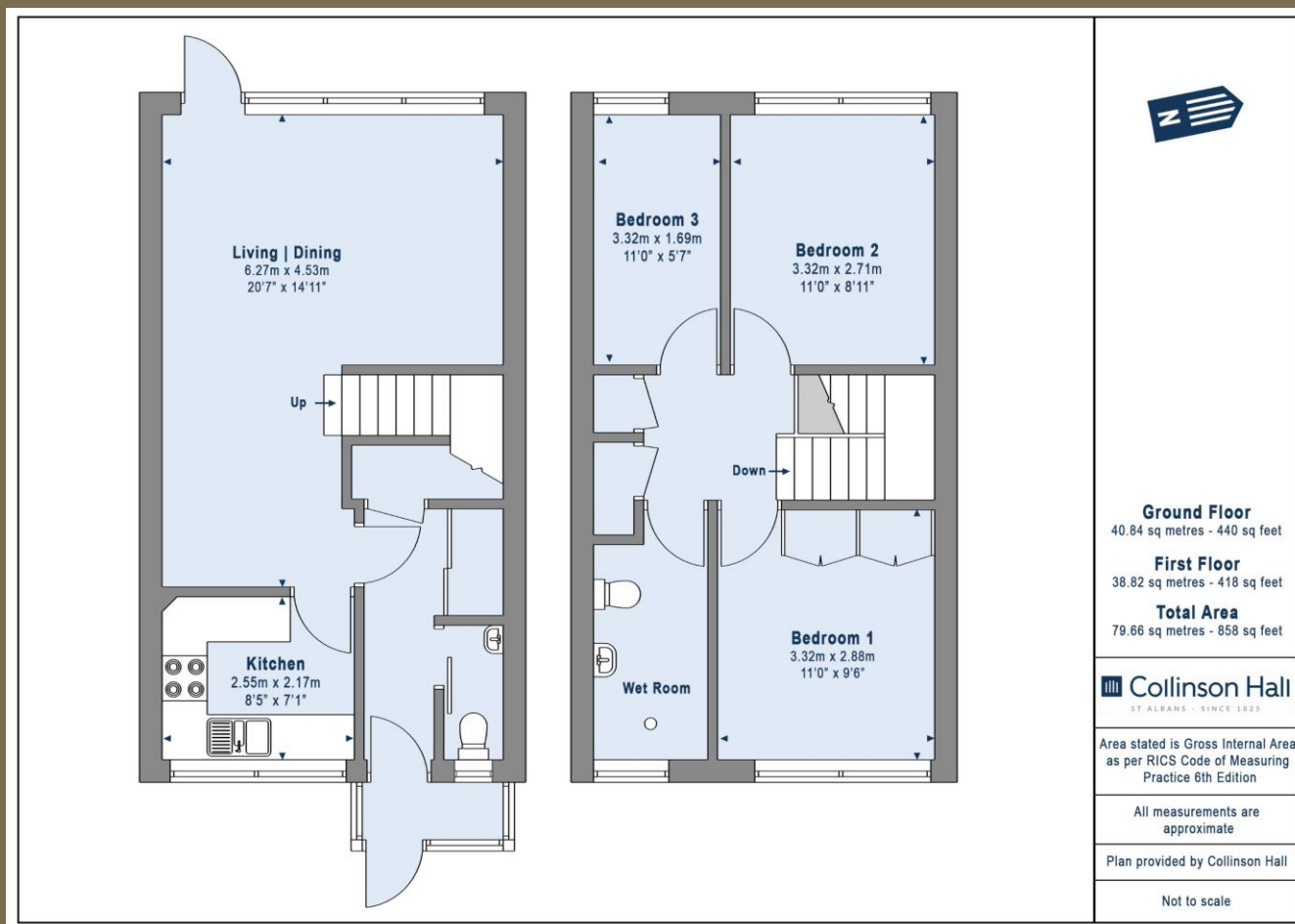
Garden











#### 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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