









Positioned within a private CUL-DE-SAC this delightful THREE DOUBLE BEDROOM, end of terrace FAMILY HOME is conveniently located for EASY ACCESS to St. Albans mainline station to London St. Pancras and the vibrant CITY CENTRE filled with excellent shopping facilities, bars and restaurants.

Offers Over: £700,000

The property benefits from a double storey side extension which now affords generous living space comprising a good size entrance hall, two spacious reception rooms, kitchen/breakfast room, a cloakroom, shower room, family bathroom and three double bedrooms. A pleasant feature of this fantastic home is the secluded and generously stocked rear garden which adjoins the old nunnery, a protected ruin surrounded by open green space. The property is part of the residents parking scheme and also has the benefit of an allocated parking bay.

EPC Rating: D 64  
Council Tax Band: D









Entrance Hall

Cloakroom

Dining Room 4.37m x 3.61m (14'4" x 11'10").

Living Room 4.06m x 3.01m (13'4" x 9'11").

Kitchen 4.41m x 2.36m (14'6" x 7'9").

Bedroom 1 4.37m x 3.10m (14'4" x 10'2").

Bedroom 2 3.10m x 3.01m (10'2" x 9'11").

Bedroom 3 3.42m x 2.55m (11'3" x 8'4").

Bathroom

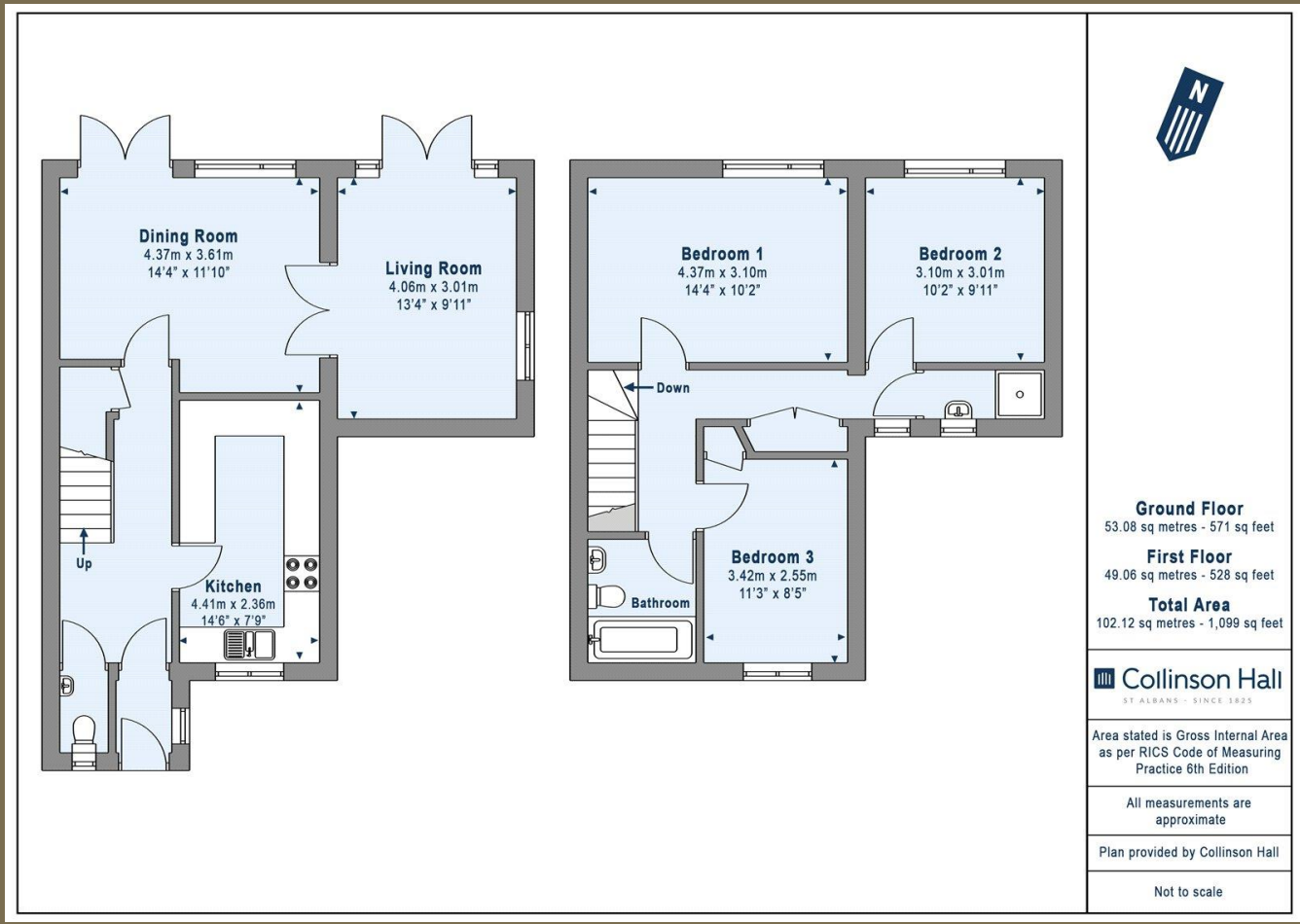
Garden











**Collinson Hall**  
ST ALBANS - SINCE 1825

Area stated is Gross Internal Area  
as per RICS Code of Measuring  
Practice 6th Edition

All measurements are  
approximate

Plan provided by Collinson Hall

Not to scale

**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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