





A SPACIOUS and beautifully presented FOUR BEDROOM DETACHED family home situated in a prime CUL-DE-SAC just off Watford Road on the South-side of St Albans, close to reputable local schools and EXCELLENT transport links.

Guide Price: £950,000

This beautifully presented, stylish modern home provides flexible living accommodation to include on the ground floor, a spacious 18ft living room to the front, a superb, modern open-plan kitchen/family room - great for entertaining with doors out to the garden. A utility room, useful office/playroom and cloakroom. On the first floor there is a fabulous principle bedroom complete with its own en suite shower room, three further bedrooms -two of which have air-conditioning and a family bathroom. Externally, this remarkable home benefits from a well-tended garden complete with patio and lawn areas. To the front, there is parking via driveway and a garage. There is now lapsed planning permission for a substantial loft conversion providing a good-size bedroom, further bathroom, and dressing area. Drawings can be seen on request.

EPC Rating: D 66
Council Tax Band: G





Entrance Hall

Cloakroom

Living Room 5.59m x 3.70m (18'4" x 12'2").

Kitchen/Dining 6.03m x 4.68m (19'9" x 15'4").

Utility Room 2.45m x 2.44m (8' x 8').

Dining Room/ Office 3.68m x 2.44m (12'1" x 8').

Bedroom 1 4.37m x 3.03m (14'4" x 9'11").

Ensuite Bathroom

Bedroom 2 4.24m x 3.03m (13'11" x 9'11").

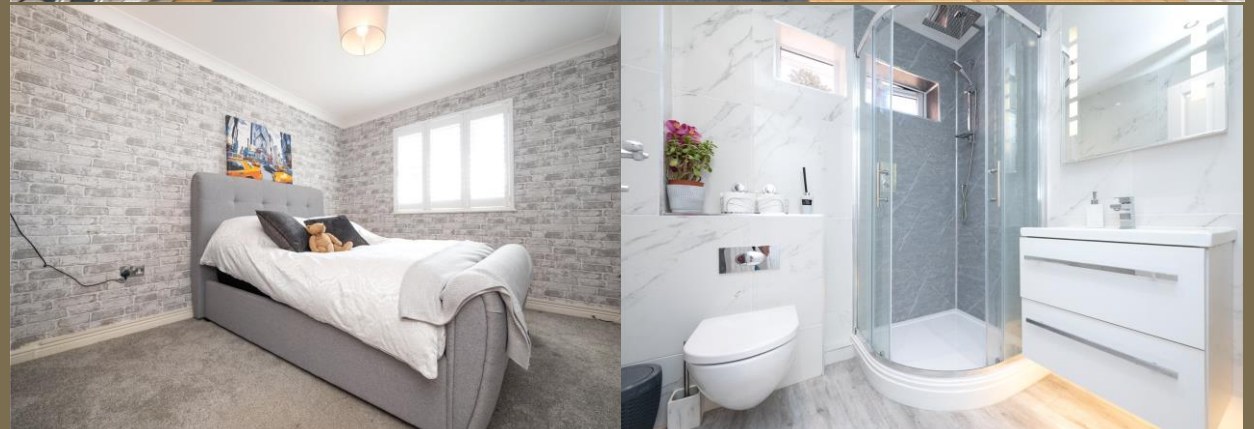
Bedroom 3 3.75m x 2.87m (12'4" x 9'5").

Bedroom 4 2.87m x 2.23m (9'5" x 7'4").

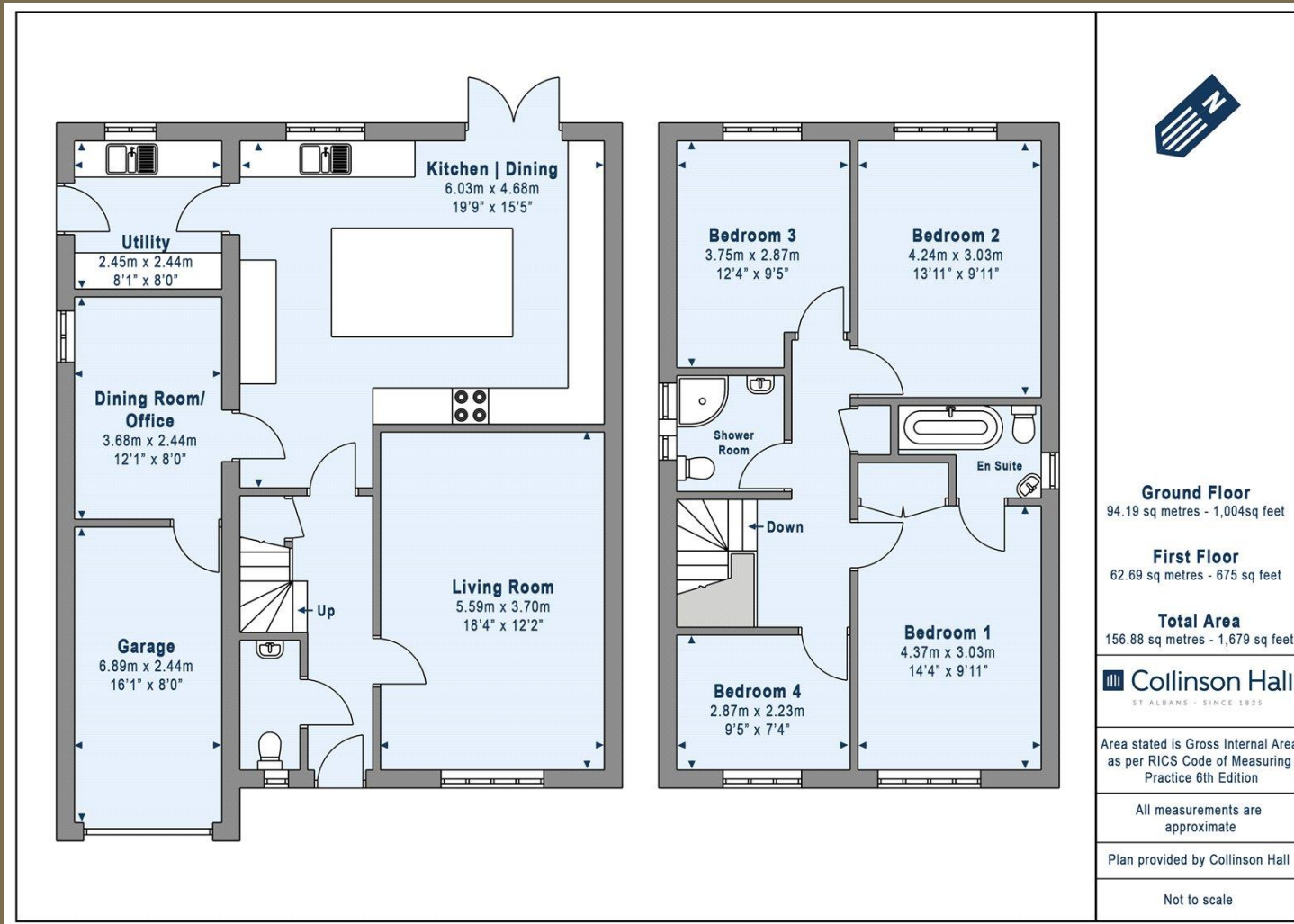
Bathroom

Garden

Garage 6.89m x 2.44m (22'7" x 8').







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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