





Positioned in a quiet CUL-DE-SAC, this fabulous TWO BEDROOM, end-of-terrace house offers a wealth of space for the growing family, with the advantage of PARKING and a lovely GARDEN.

Offers Over: £475,000

The property offers spacious accommodation throughout comprising on the ground floor, a good-sized kitchen, light and air lounge/diner with patio doors to the garden and a cloakroom. To the first floor there are and two very generous-sized bedrooms and a modern family bathroom. Externally, the property benefits from a good-sized, and particularly, secluded garden with both a lawn and decking area and an outbuilding. To the front, a driveway provides off-street parking.

Within the cul-de-sac, there is ample visitor parking, and the property is well placed for easy access, particularly on foot, to local shopping facilities, including Sainsbury's Supermarket and Verulamium Park.

EPC Rating: C

Council Tax Band: D





Entrance

Cloakroom

Kitchen 3.44m x 3.25m (11'3" x 10'8").

Living/Dining 5.08m x 4.47m (16'8" x 14'8").

Bedroom 1 4.47m x 3.14m (14'8" x 10'4").

Bedroom 2 4.60m x 2.38m (15'1" x 7'10").

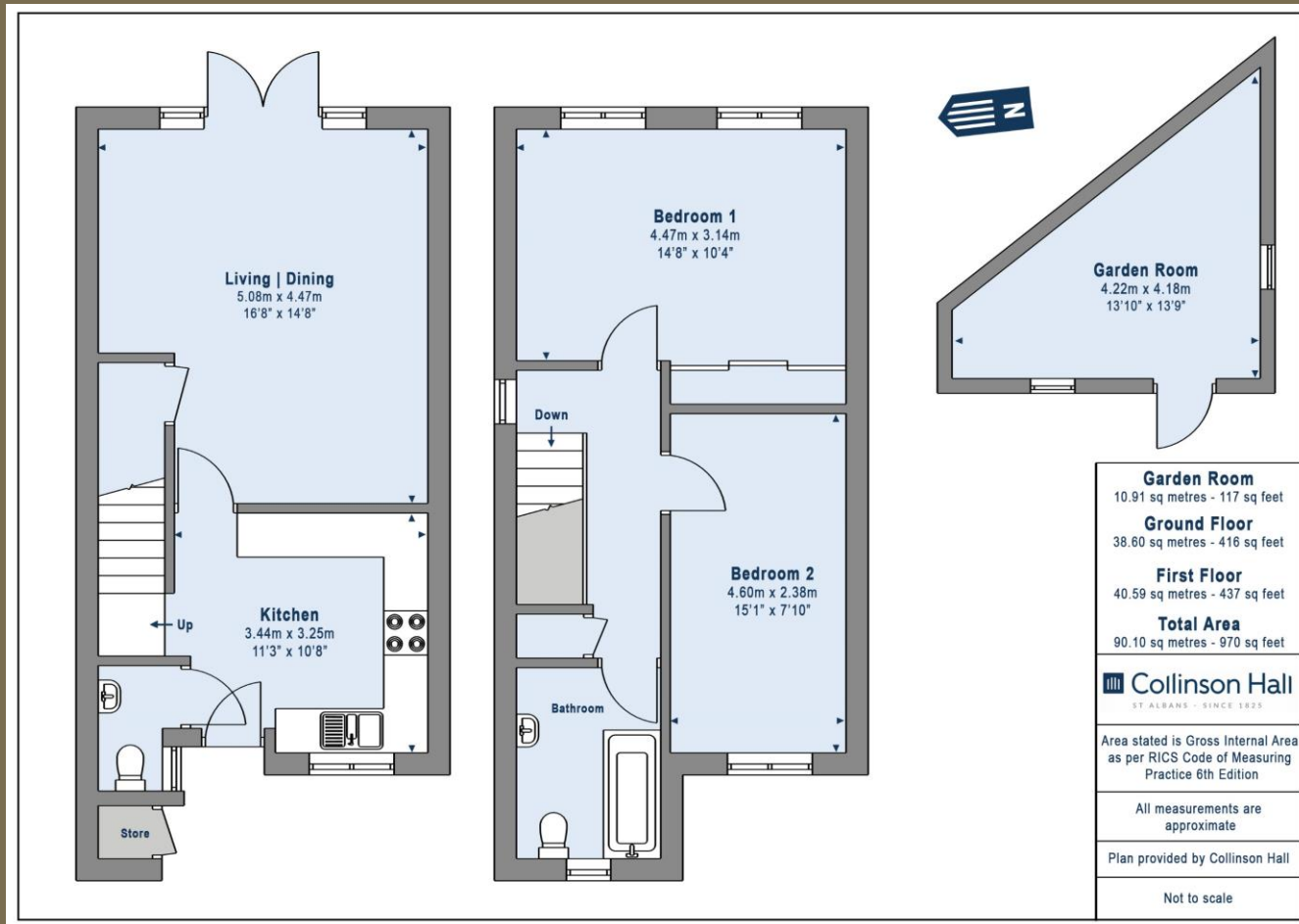
Bathroom

Garden

Garden Room 4.22m x 4.18m (13'10" x 13'9").







**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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