





Located within a **PRIME** residential area and within easy reach of St. Albans vibrant **CITY CENTRE** and mainline **STATION** to London St. Pancras, this **SUPERB** end terrace home, built to mimic the turn of the 20th century surroundings, offers **CONVENIENT** and modern living.

Guide Price: £600,000

The accommodation is a generous 1,112 square feet of living space and offers a spacious lounge/diner, kitchen/breakfast room, a main bedroom with attractive vaulted ceiling and the modern benefit of an en-suite, two further good size bedrooms and a first floor family bathroom. In addition the property has the rare benefit of parking with garage – please note the garage is an irregular shape and measurements state the maximum depth and width.

EPC Rating: C 71

Council Tax Band: D



**Collinson
Hall**



Entrance

Kitchen 6.04m x 2.34m (19'10" x 7'8").

Living/Dining 5.96m x 3.46m (19'7" x 11'4").

Bedroom 1 4.84m x 4.35m (15'11" x 14'3").

Ensuite Shower Room

Bedroom 2 3.46m x 3.03m (11'4" x 9'11").

Bedroom 3 3.46m x 2.34m (11'4" x 7'8").

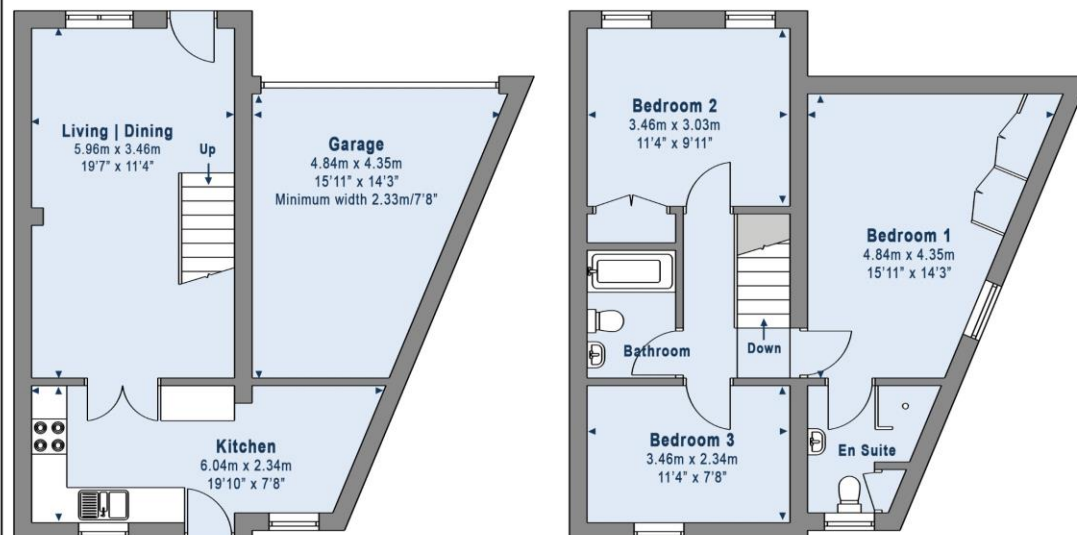
Bathroom

Garden

Garage 4.84m x 4.35m (15'11" x 14'3").







Ground Floor
(Including garage)
51.70 sq metres - 556 sq feet

First Floor
51.70 sq metres - 556 sq feet

Total Area
103.40 sq metres - 1,112 sq feet

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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk