





A delightful PERIOD PROPERTY positioned on a DESIRABLE ROAD within the highly sought after area of BERNARD'S HEATH, popular for its excellent junior schooling, access to St Albans vibrant city centre and within EASY REACH of St Albans mainline station with quick and regular access to London St Pancras.

Guide Price: £550,000

Offered for sale with no upper chain, this charming cottage has two reception rooms, a modern kitchen, and two good size bedrooms with the extra luxury of a first floor bathroom. There are many original features remaining along with a pleasant low maintenance garden and subject to the usual consents, there is the possibility of further extension and potentially a loft conversion, subject to approval.

EPC Rating: E 48

Council Tax Band: D





Entrance

Living Room 3.52m x 3.34m (11'7" x 10'11").

Dining Room 3.52m x 3.31m (11'7" x 10'10").

Kitchen 2.72m x 1.95m (8'11" x 6'5").

Bedroom 1 3.52m x 3.34m (11'7" x 10'11").

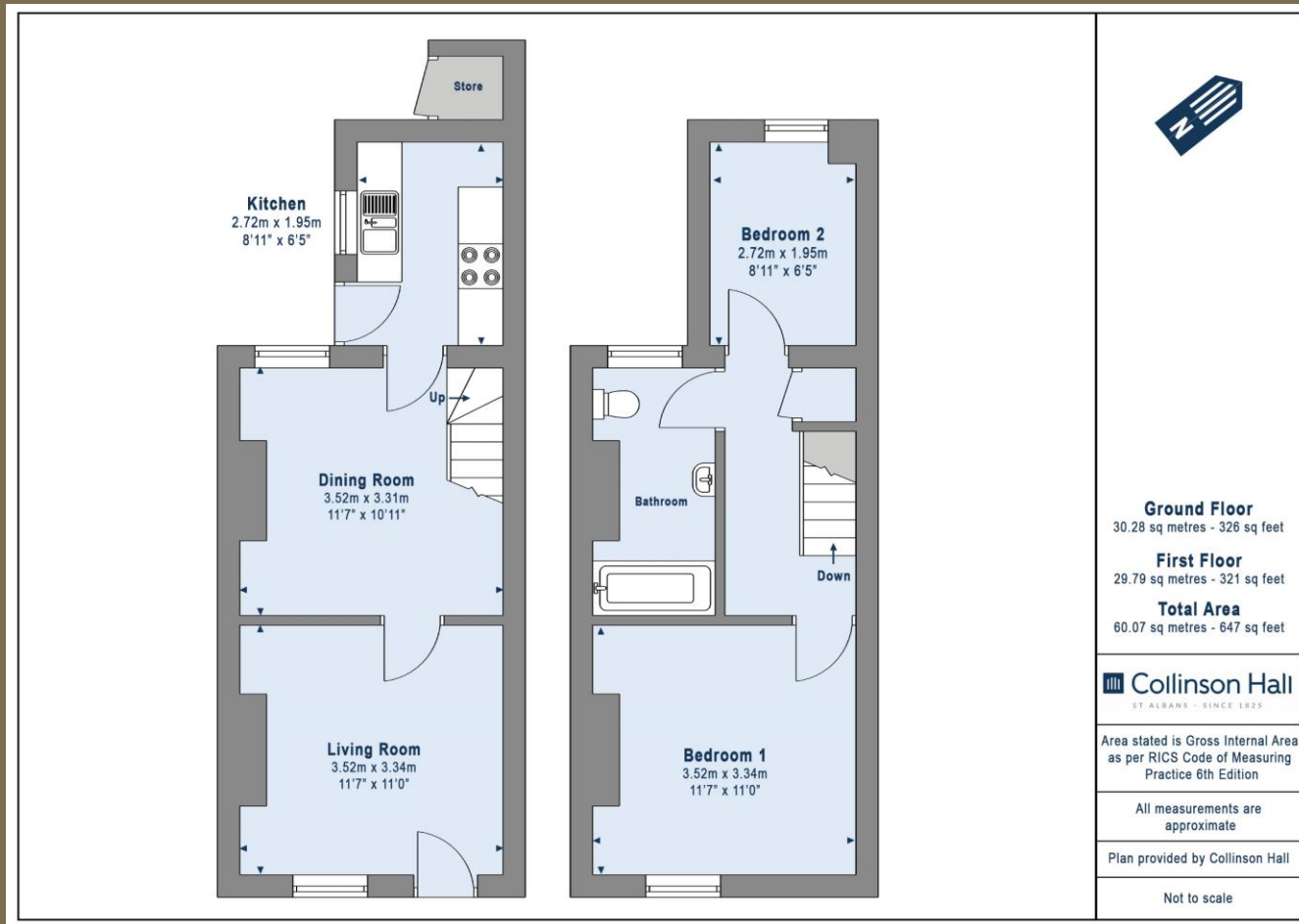
Bedroom 2 2.72m x 1.95m (8'11" x 6'5").

Bathroom

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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