





**A well-positioned TWO BEDROOM SPACIOUS house in the popular New House Park area of St Albans with good public transport services into the city centre. Conveniently placed for the MAINLINE station and access to the M25 and M1, this CHAIN FREE property also benefits from a GARAGE EN BLOCK.**

**Guide Price: £430,000**

This well presented terrace home offers two double bedrooms, spacious open plan lounge and dining area and modern kitchen. There is a spacious entrance hall and shower room along with a garage situated in a nearby block and a pleasant and private rear garden.

EPC Rating: TBC  
Council Tax Band: D





Entrance Hall

Living Room 4.36m x 3.74m (14'4" x 12'3").

Dining Room 4.05m x 2.44m (13'3" x 8').

Kitchen 3.01m x 2.56m (9'11" x 8'5").

Bedroom 1 4.36m x 3.74m (14'4" x 12'3").

Bedroom 2 2.96m x 2.44m (9'9" x 8').

Shower Room

Garden

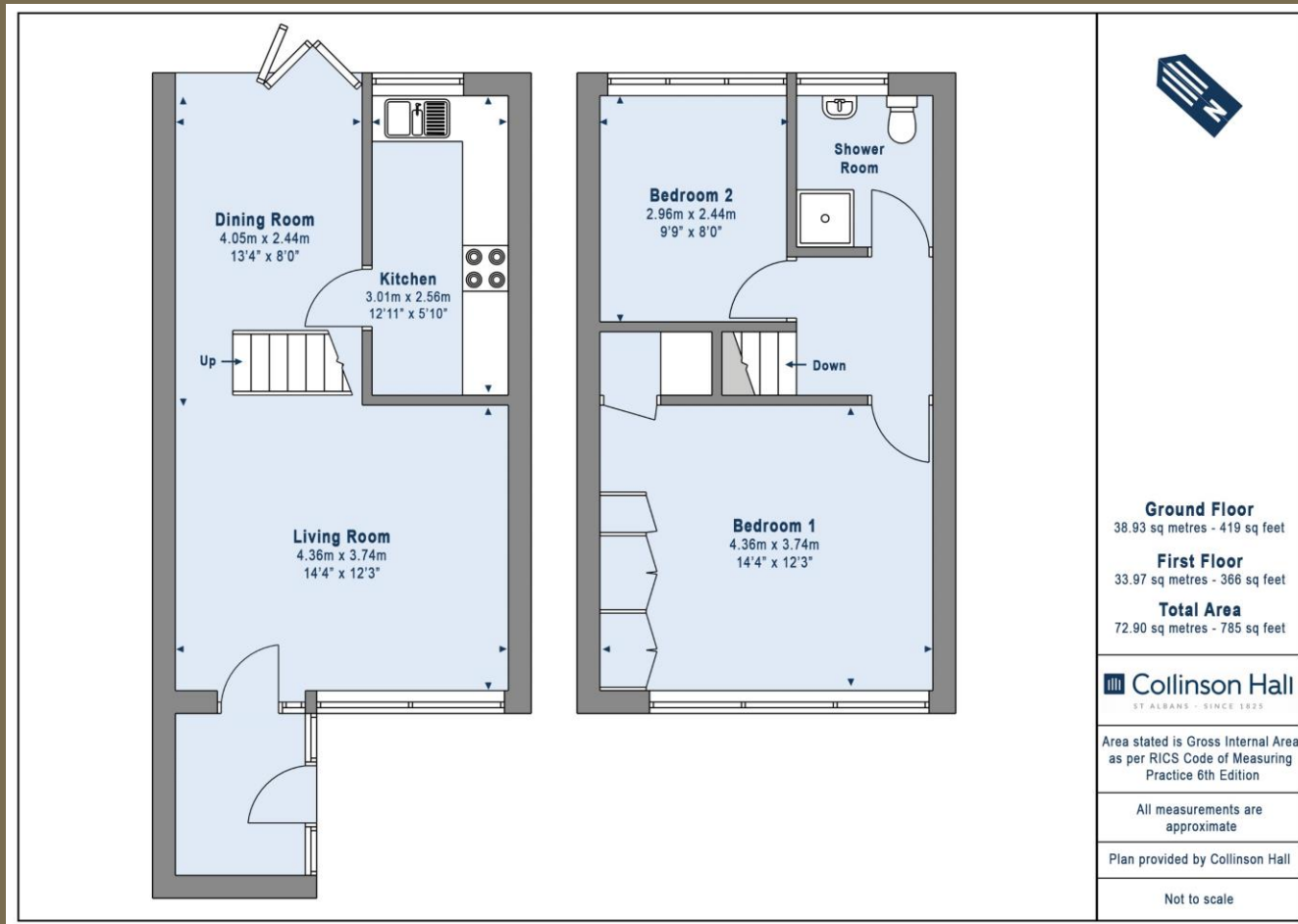
Garage





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**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.