





Offered for sale with **NO UPPER CHAIN**, this **FABULOUS FOUR BEDROOM** semi-detached family home is located on one of St Alban's finest **TREE LINED ROADS** within a **SHORT STROLL** of the ever-**POPULAR SCHOOLS** of Oakwood and Beaumont. Further afield, the property is **CONVENIENTLY LOCATED** for excellent shopping amenities, eateries, and public houses.

Guide Price: £1,100,000

The property benefits from approximately 1354 square feet of accommodation comprising an entrance porch, entrance hall, guest cloakroom, bay fronted dining room, living room, kitchen, and utility room. On the first floor, there are four bedrooms, family bathroom and a separate shower room. Outside, the driveway provides off road parking with side access to a substantial rear garden.

EPC Rating: E 53

Council Tax Band: F





Entrance Hall

Dining Room 4.37m x 3.81m (14'4" x 12'6").

Living Room 5.81m x 3.48m (19'1" x 11'5").

Kitchen 3.98m x 3.77m (13'1" x 12'4").

Utility Room

Cloakroom

Bedroom 1 4.53m x 3.48m (14'10" x 11'5").

Bedroom 2 3.94m x 3.28m (12'11" x 10'9").

Shower Room

Bedroom 3 3.97m x 2.14m (13' x 7').

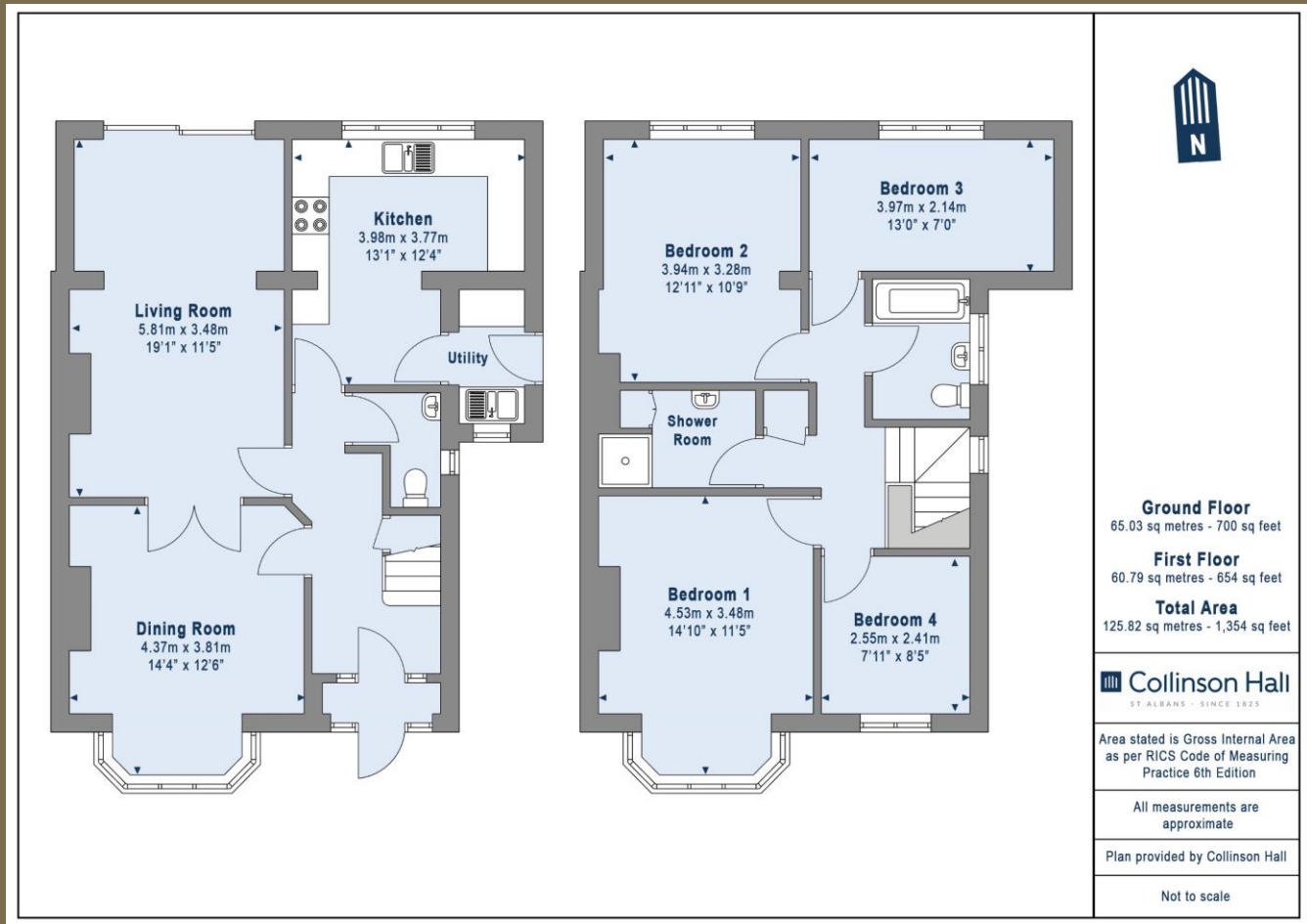
Bedroom 4 2.55m x 2.41m (8'4" x 7'11").

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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