





A FANTASTIC example of a SPACIOUS and thoughtfully EXTENDED family home boasting accommodation in excess of 2000 square feet.

Guide Price: £1,000,000

The ground floor space comprises a generous hallway with doors leading to two reception rooms, a fabulous kitchen/diner with bi-fold doors opening onto a good size rear garden, and a cloakroom. There is also a utility space, an integral garage and ample parking for several vehicles. Upstairs the property offers five good size double bedrooms, study, en-suite and family bathroom.

The property is positioned close to excellent shopping facilities and is a short walk from St. Albans Cathedral and Verulamium Park with its expanse of parkland and lake.

EPC Rating: 72 C
Council Tax Band: E





Entrance Hall

Living Room 4.18m x 4.17m (13'9" x 13'8").

Lounge 3.55m x 3.39m (11'8" x 11'1").

Kitchen/Dining 6.37m x 6.06m (20'11" x 19'11").

Utility Room

Cloakroom

Bedroom 1 4.68m x 2.79m (15'4" x 9'2").

Ensuite Shower Room

Bedroom 2 4.18m x 3.55m (13'9" x 11'8").

Bedroom 3 3.55m x 3.39m (11'8" x 11'1").

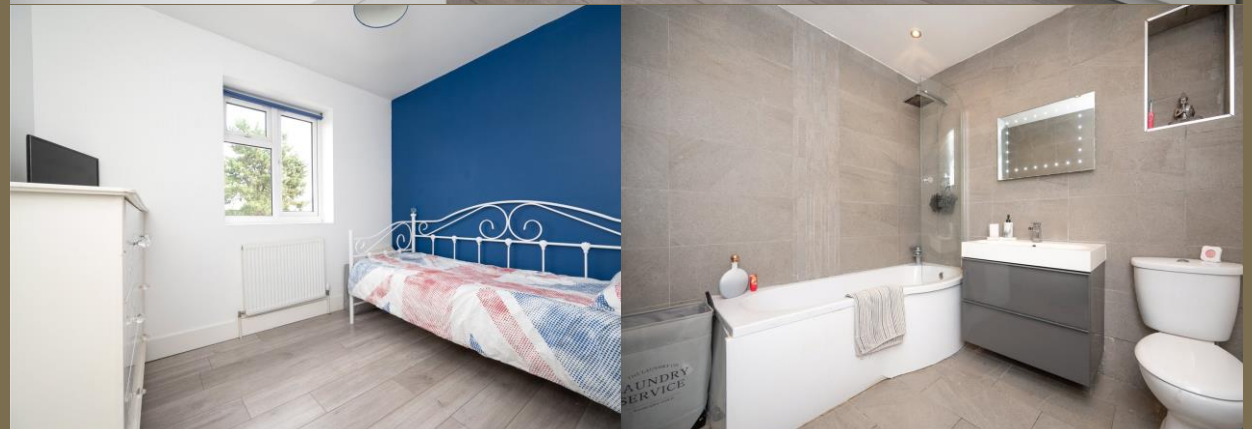
Bedroom 4 3.68m x 3.65m (12'1" x 12').

Bedroom 5 3.12m x 2.70m (10'3" x 8'10").

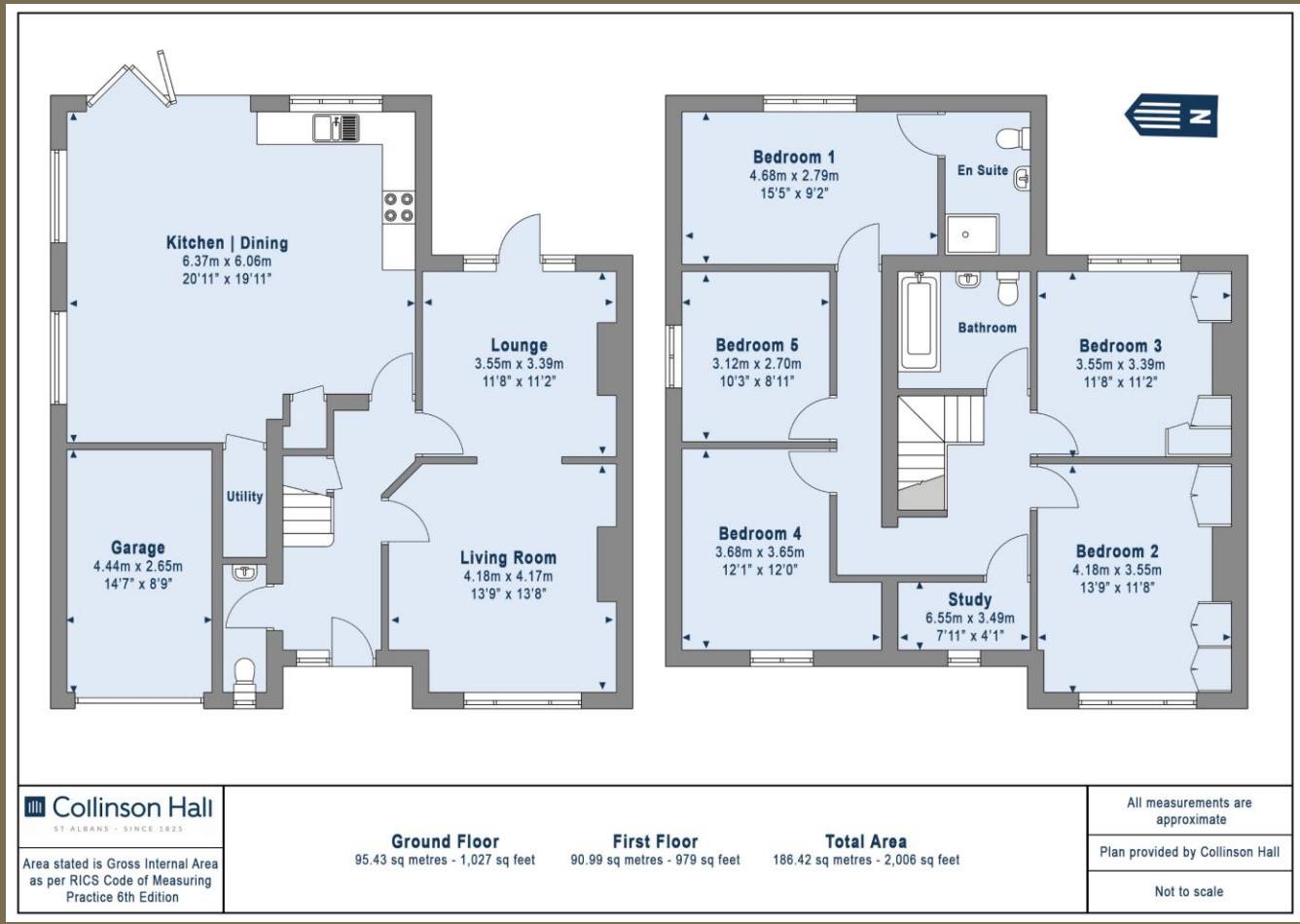
Bathroom

Study 6.55m x 3.49m (21'6" x 11'5").

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

