





A SUPERB EXAMPLE of an IMPOSING four bedroom semi-detached FAMILY HOME, situated on one of St Albans' FINEST ROADS close to the vibrant city centre and WALKING DISTANCE to the mainline railway STATION, leafy Clarence Park and highly-regarded SCHOOLS.

Guide Price: £1,275,000

This spacious family home offers modern and flexible living space throughout and accommodation to include a large entrance hall, lounge with feature fireplace, office, fantastic open-plan kitchen/living/dining room featuring granite worktops and underfloor heating, utility room, and shower room. On the first floor, there are four generous bedrooms, with the main benefitting from its own ensuite shower room and a family bathroom. Externally, this home enjoys a large west-facing garden that is mainly laid to lawn, and to the front, there is a driveway providing ample parking. There is further extension potential, subject to the necessary consents.

EPC Rating: C 74
Council Tax Band: E





Entrance Hall

Lounge 3.87m x 3.14m (12'8" x 10'4").

Kitchen 3.35m x 3.14m (11' x 10'4").

Living/Dining 7.72m x 5.18m (25'4" x 17').

Utility Room 2.53m x 2.02m (8'4" x 6'8").

Shower Room

Office 2.86m x 2.02m (9'5" x 6'8").

Bedroom 1 3.75m x 3.10m (12'4" x 10'2").

Ensuite Shower Room

Bedroom 2 3.67m x 3.60m (12' x 11'10").

Bedroom 3 4.08m x 3.14m (13'5" x 10'4").

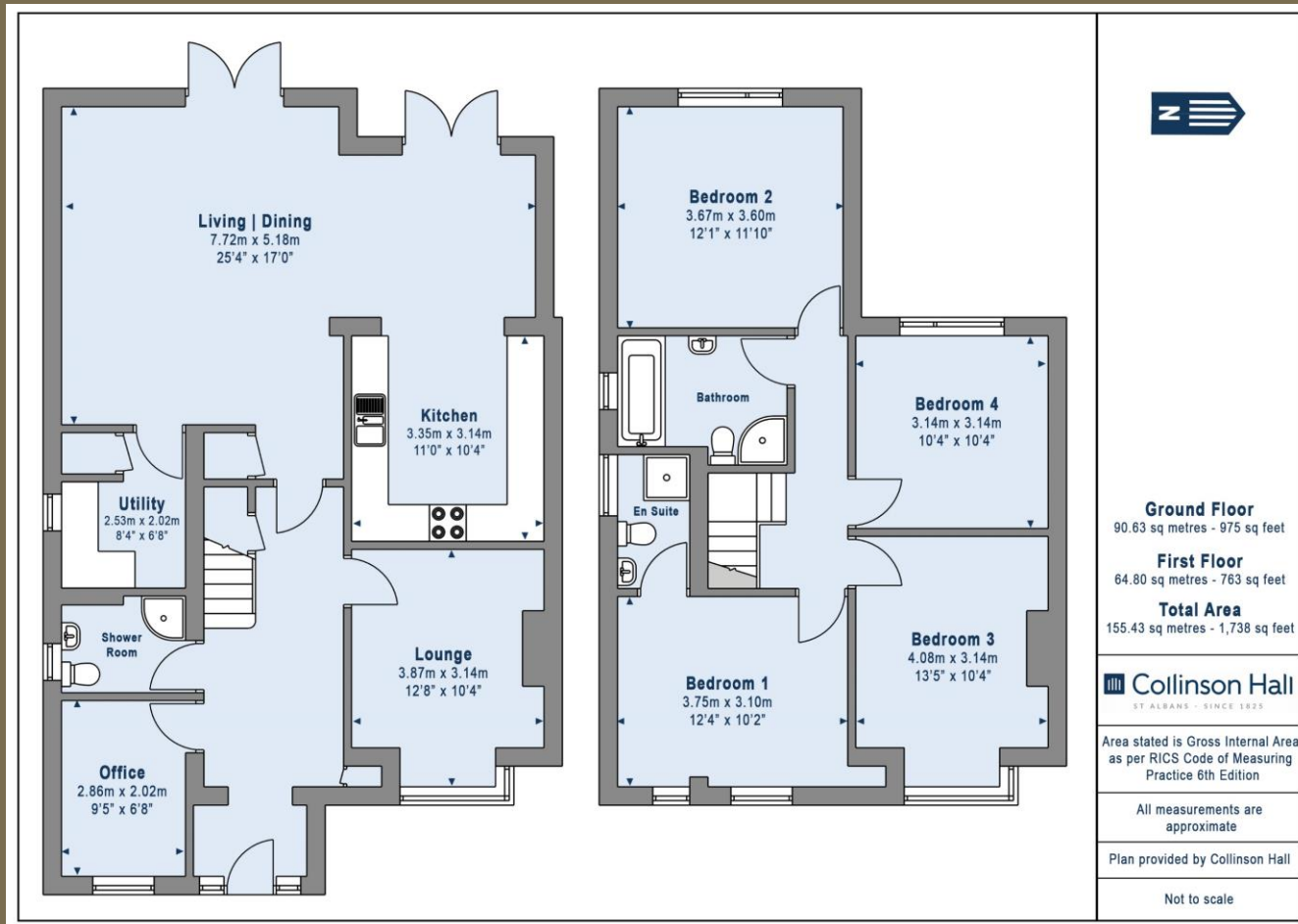
Bedroom 4 3.14m x 3.14m (10'4" x 10'4").

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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