





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.

Offers Over: £1,175,000

This exceptional and beautifully proportioned family home delivers stylish, versatile living space designed for modern lifestyles. The welcoming entrance hall sets the tone, leading to an elegant lounge complete with a striking feature fireplace and a separate office ideal for home working. The true heart of the home is the impressive open-plan kitchen, living, and dining space, thoughtfully designed with granite worktops, underfloor heating and generous proportions that create the perfect environment for both everyday living and entertaining. A practical utility room and a contemporary shower room complete the ground-floor accommodation.

Upstairs, four well-appointed bedrooms provide excellent family space, with the principal suite enjoying its own private ensuite shower room. A well-finished family bathroom serves the remaining bedrooms. Externally, the property benefits from a substantial west-facing garden, predominantly laid to lawn. To the front, a spacious driveway provides ample off-road parking. The property also offers further potential for extension, subject to the necessary consents.

Located on Gurney Court Road, this attractive residential setting offers easy access to the city centre and the mainline station, both within comfortable reach. Residents benefit from nearby shops, cafés and everyday amenities, along with convenient transport links, making it a well-connected and practical location for commuters and families alike.

Please note that, in order to respect the privacy of the current residents, the images used are from a previous tenancy and may not fully reflect the property's current furnishings.

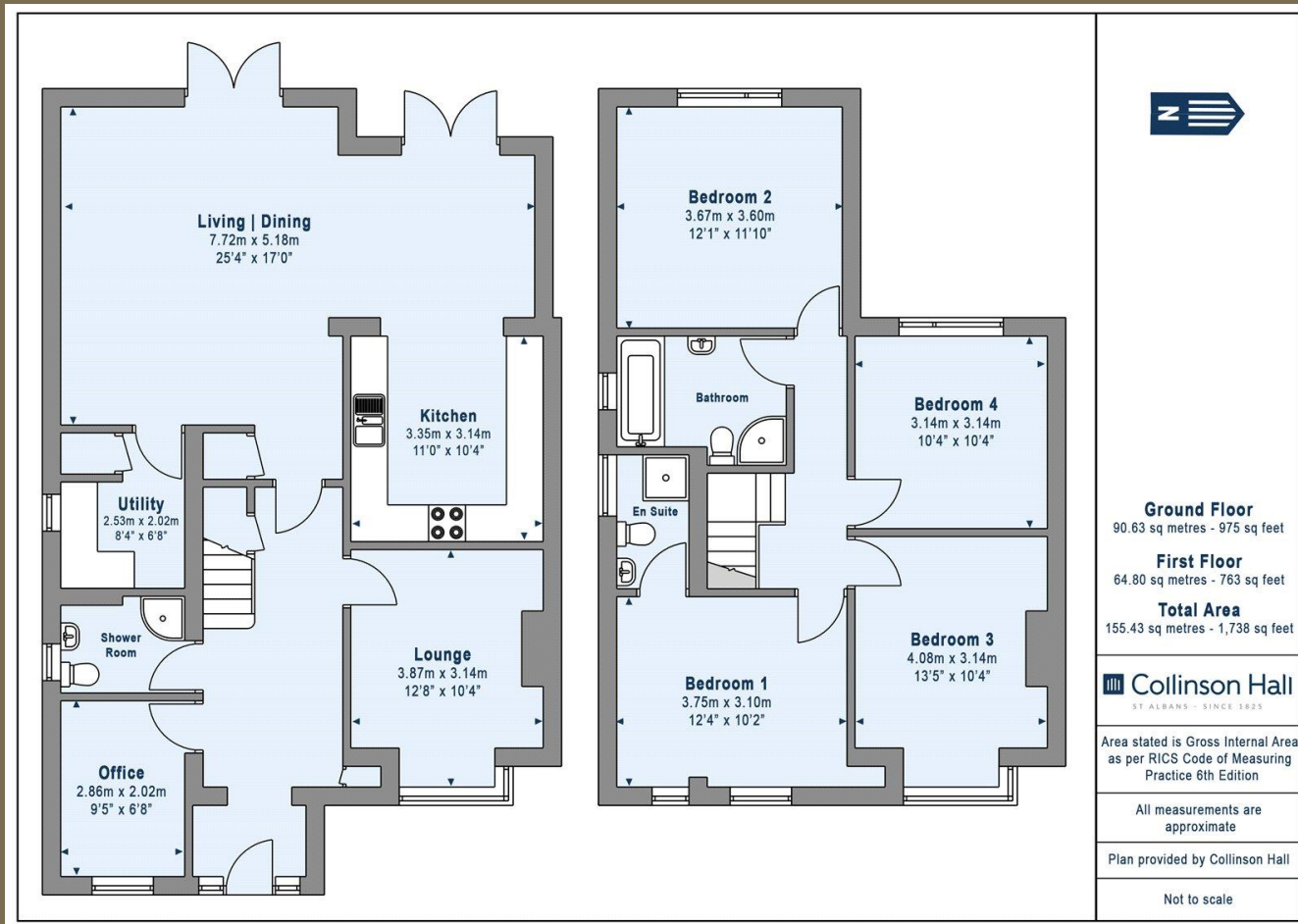


EPC Rating: C 74 Council Tax Band: E









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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