









**A BEAUTIFULLY PRESENTED** extended family home, boasting **THREE BEDROOMS** and a **SUPERB GARDEN**, situated in a well-regarded residential area in the heart of **ST STEPHENS**, close to excellent amenities, reputable **LOCAL SCHOOLS**, and close to **Verulamium Park**, and **Waitrose**.

**Guide Price: £975,000**

The property is arranged to offer spacious and versatile living accommodations, including a good-sized entrance hall, a dual-aspect dining room, a living room, and a well-equipped modern kitchen facing views over the garden and cloakroom. On the first floor, there are three well – well-proportioned bedrooms and a modern, well-fitted bathroom. Externally, there is a lovely landscaped rear garden with both lawn and patio areas, plus access to the home garage. To the front, there is a driveway offering street parking via its own driveway.

EPC Rating: TBC  
Council Tax Band: E









Entrance Hall

Living Room 5.16m x 3.62m (16'11" x 11'11").

Kitchen 5.74m x 2.50m (18'10" x 8'2").

Dining Room 3.64m x 3.02m (11'11" x 9'11").

Cloakroom

Bedroom 1 4.17m x 3.60m (13'8" x 11'10").

Bedroom 2 3.66m x 2.73m (12' x 8'11").

Bedroom 3 2.78m x 2.31m (9'1" x 7'7").

Bathroom

Garden

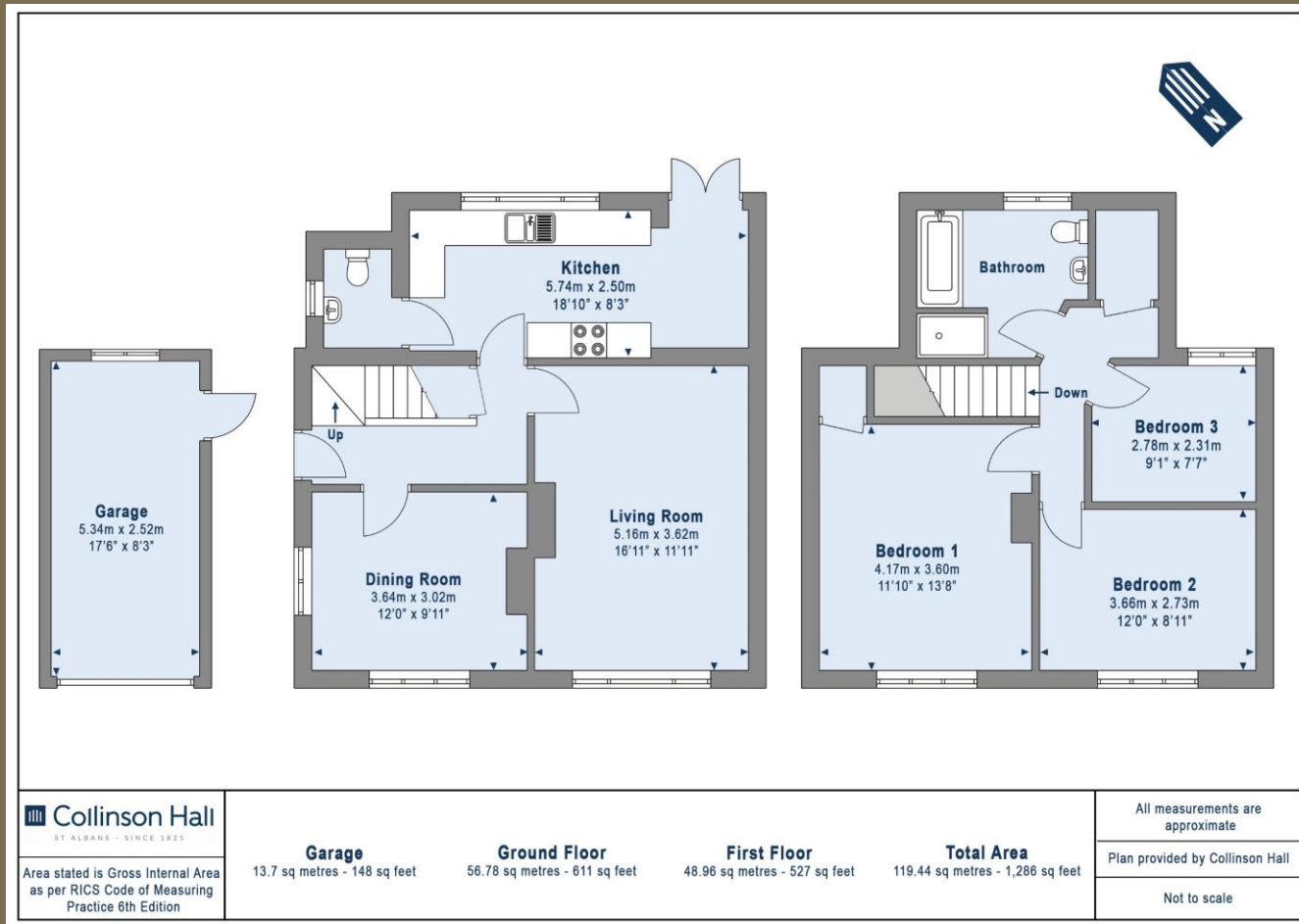
Garage 5.34m x 2.52m (17'6" x 8'3").











**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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