





A SPACIOUS and EXTENDED three-bedroom DETACHED property located at the head of a CUL-DE-SAC in one of St. Albans' most popular locations, particularly so with families requiring EXCELLENT junior SCHOOLS.

Guide Price: £750,000

The property is well placed for the road commuter being a short drive from major networks including M25, M1 and A414 and is within a short walk of Waitrose and Verulamium Park. The accommodation comprises a spacious entrance porch, good size hallway with cloakroom, a very comfortable lounge with separate dining room. There is a good size, modern kitchen/breakfast room and to the first floor three very generous bedrooms with a refitted family bathroom. The garden is secluded and mature and to the front there is a driveway and access to a garage.

EPC Rating: D 64
Council Tax Band: F





Entrance Hall

Cloakroom

Living Room 5.68m x 4.37m (18'8" x 14'4").

Dining Room 3.01m x 3.19m (9'11" x 10'6").

Kitchen 5.85m x 2.66m (19'2" x 8'9").

Utility Room 2.97m x 2.44m (9'9" x 8').

Bedroom 1 4.17m x 2.94m (13'8" x 9'8").

Bedroom 2 3.01m x 2.91m (9'11" x 9'7").

Bedroom 3 2.94m x 2.86m (9'8" x 9'5").

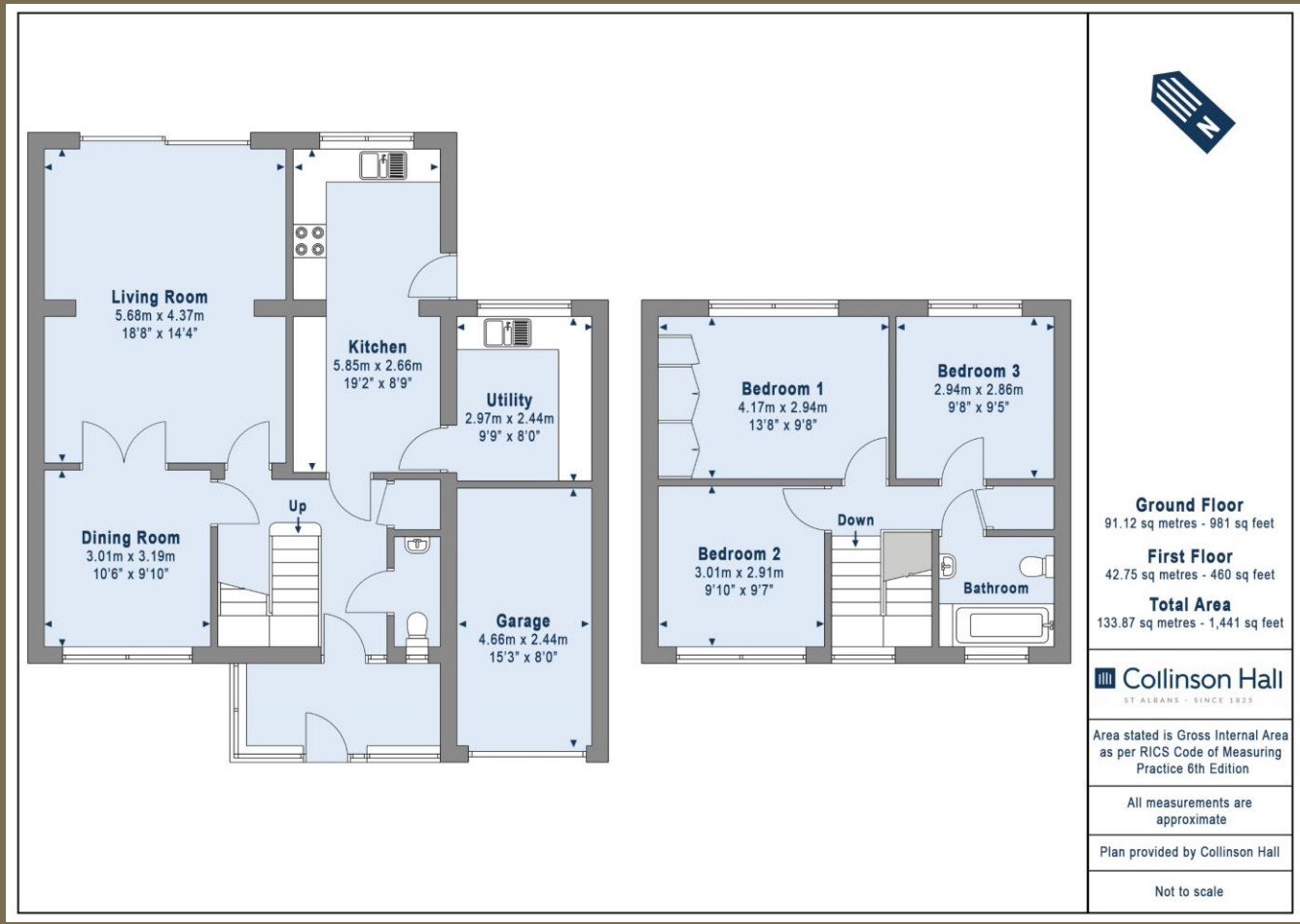
Bathroom

Garden

Garage 4.66m x 2.44m (15'3" x 8').







Collinson Hall
 ST ALBANS · SINCE 1825

Area stated is Gross Internal Area
 as per RICS Code of Measuring
 Practice 6th Edition

All measurements are
 approximate

Plan provided by Collinson Hall

Not to scale

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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