





**A delightful TWO DOUBLE BEDROOM maisonette positioned in a QUIET RESIDENTIAL AREA in the popular location of Chiswell Green, renowned for EXCELLENT JUNIOR SCHOOLING and easy access for the road commuter with the advantage of a PRIVATE GARDEN.**

**Offers Over: £300,000**

This charming maisonette is positioned on the first floor and benefits from spacious lounge, kitchen/breakfast room and a private garden providing outdoor space and useful store shed. This ideal first purchase or investment opportunity is offered with no upper chain.

EPC Rating: D 61

Council Tax Band: C

Lease Information: 125 years from 6 April 1984, 84 years remaining.



Entrance Hall

Living Room 5.25m x 3.45m (17'3" x 11'4").

Kitchen 4.07m x 3.33m (13'4" x 10'11").

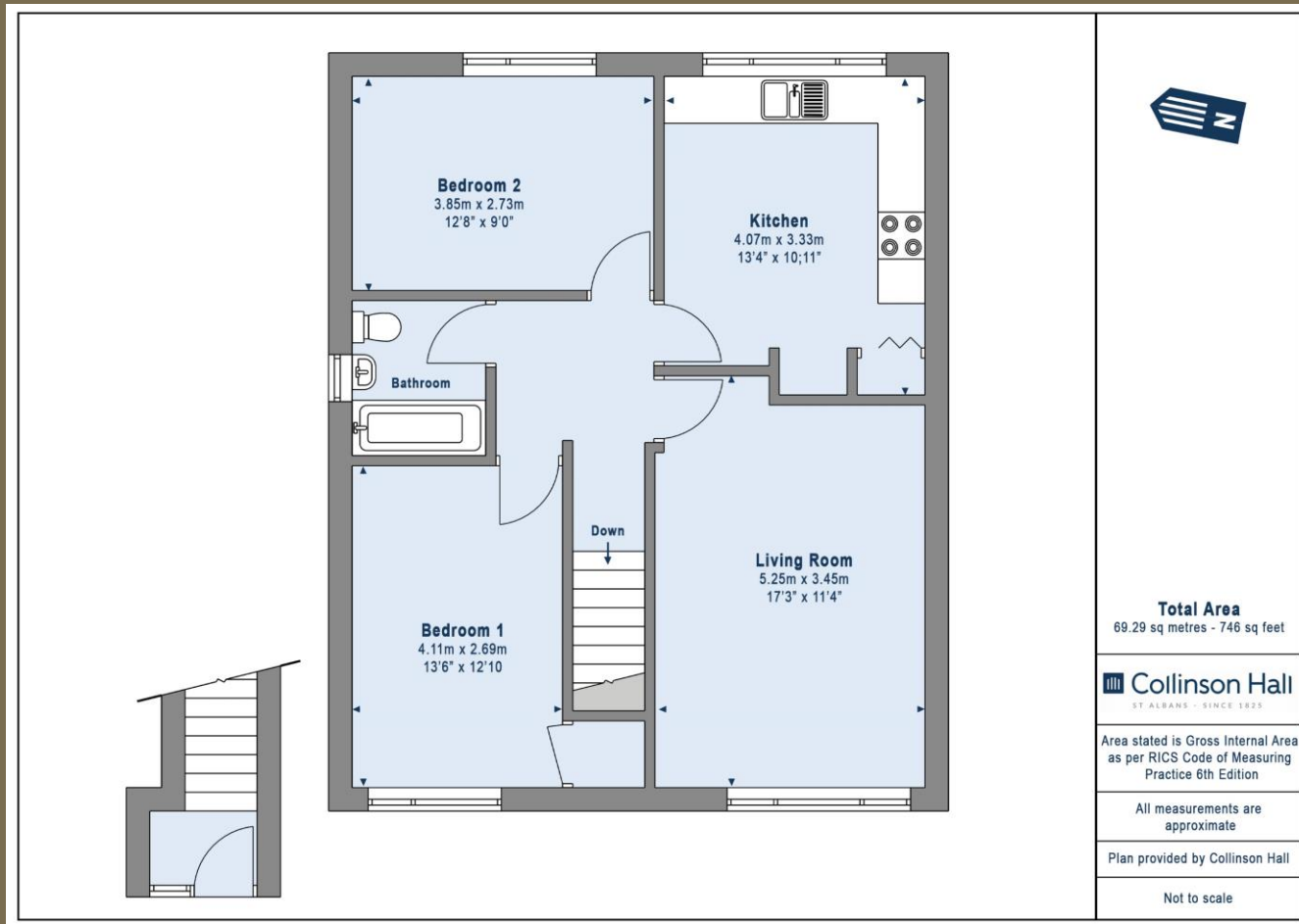
Bedroom 1 4.11m x 2.69m (13'6" x 8'10").

Bedroom 2 3.85m x 2.73m (12'8" x 8'11").

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.



collinsonhall.co.uk

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

