





Boasting accommodation over 1800 square feet, this **SPACIOUS** and **BEAUTIFULLY** presented four-bedroom **DETACHED** family home situated within a **SOUGHT-AFTER DEVELOPMENT** close to Verulamium Park, Waitrose supermarket and excellent local schools.

**Guide Price: £900,000**

The property has undergone extensive renovations and now benefits from a well-balanced floorplan with accommodation arranged over two levels. The accommodation comprises a spacious entrance hall providing excellent storage and a guest cloakroom; there is a bright and modern sitting room, a spacious kitchen/diner featuring underfloor heating, a boot room and an integral garage. On the first floor, the principal bedroom is served by a recently installed ensuite shower room, and there are three further double bedrooms and a family bathroom. There is also access via ladder to a boarded loft with lighting. Externally, there is a driveway providing off-road parking for two cars and a low-maintenance south-facing rear garden.

EPC Rating: TBC  
Council Tax Band: F





Entrance Hall

Cloakroom

Living Room 6.89m x 3.69m (22'7" x 12'1").

Kitchen/Dining 6.89m x 3.69m (22'7" x 12'1").

Boot Room 5.64m x 2.56m (18'6" x 8'5").

Bedroom 1 3.70m x 3.38m (12'2" x 11'1").

Ensuite Bathroom

Bedroom 2 3.67m x 3.39m (12' x 11'1").

Bedroom 3 3.42m x 3.10m (11'3" x 10'2").

Bedroom 4 3.34m x 3.10m (10'11" x 10'2").

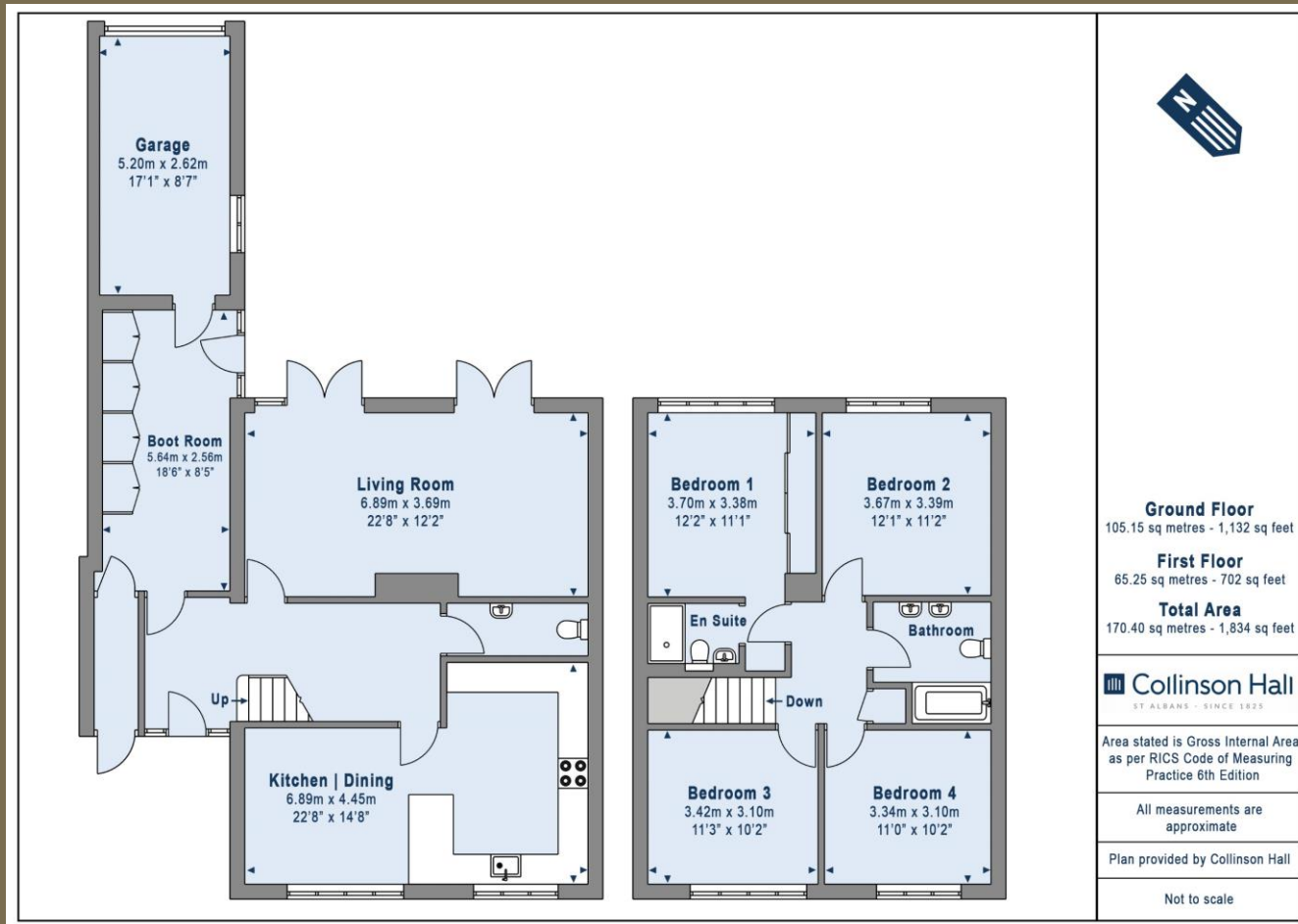
Bathroom

Garden

Garage 5.20m x 2.62m (17'1" x 8'7").







**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.

