Situated in a HIGHLY SOUGHT-AFTER LOCATION, just off Beaumont Avenue, this well-appointed FOUR BEDROOM home benefits from a DRIVEWAY and GARAGE and is close to the MAINLINE STATION, CITY CENTRE and WELL-REGARDED SCHOOLS.

Offers Over: £600,000

Spread across three floors, this flexible and versatile property offers spacious accommodation to include on the ground floor, an entrance hall, utility room, cloakroom, and fourth bedroom. On the first floor, there is a large lounge and well-appointed kitchen providing ample storage and a range of modern fitted appliances. The second floor offers three well-proportioned bedrooms and a modern fitted bathroom suite.
Externally, there is a well-tended rear garden, and to the front, a driveway provides off-street parking and access to the garage.

EPC Rating: TBC
Council Tax Band: E

Collinson Hall

Entrance Hall

Utility Room

Cloakroom

Bedroom 4

Living Room *4.74m x 4.92m (15'7" x 16'2")*.

Kitchen/Dining *4.74m x 3.30m (15'7" x 10'10")*.

Bedroom 1 *3.30m x 2.99m (10'10" x 9'10")*.

Bedroom 2 *3.89m x 2.50m (12'9" x 8'2")*.
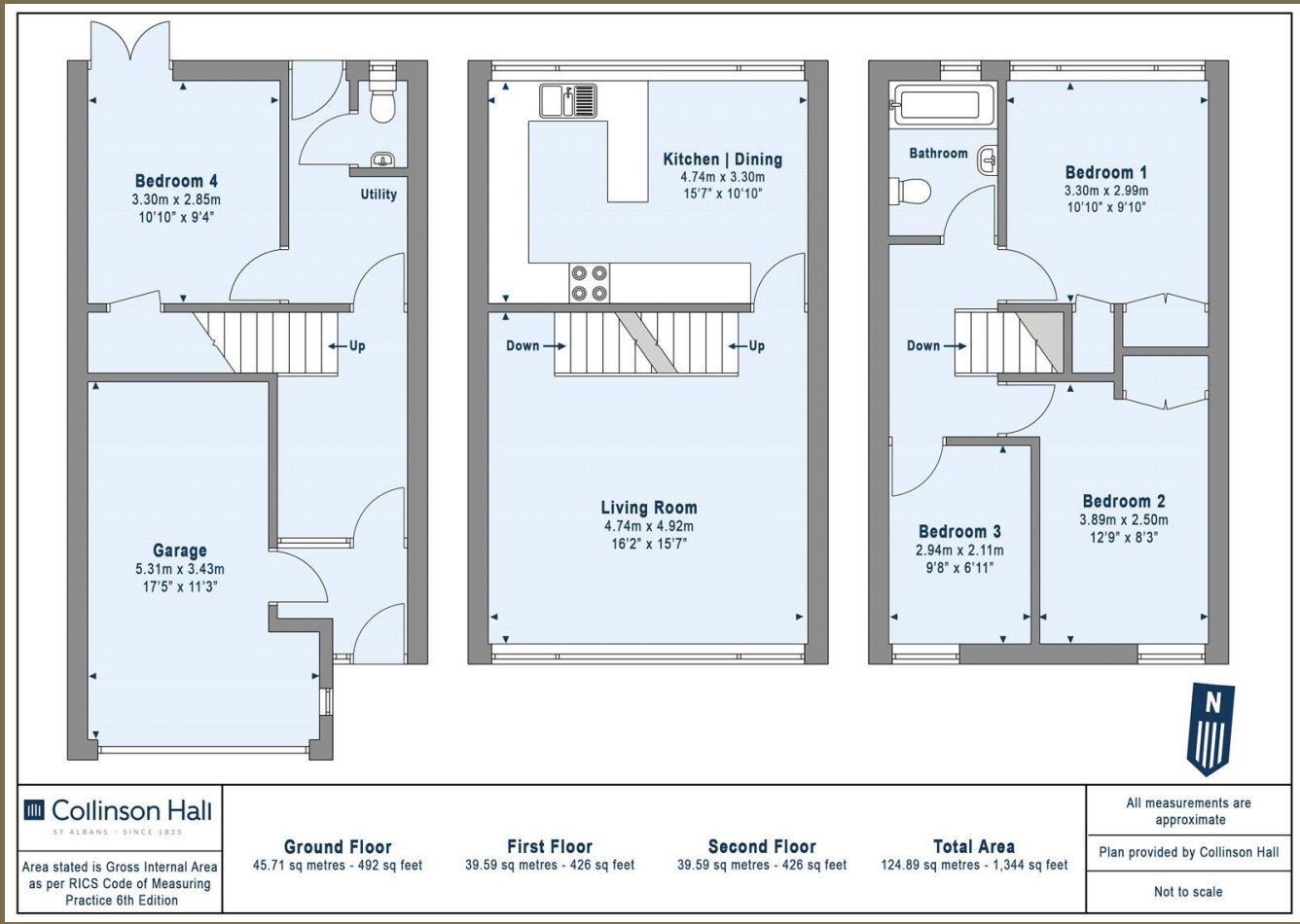
Bedroom 3 *2.94m x 2.11m (9'8" x 6'11")*.

Bathroom

Garden

Garage *5.31m x 3.43m (17'5" x 11'3")*.

Collinson Hall

Bedroom 4
3.30m x 2.85m
10'10" x 9'4"

Utility

Kitchen | Dining
4.74m x 3.30m
15'7" x 10'10"

Bathroom

Bedroom 1
3.30m x 2.99m
10'10" x 9'10"

Up

Down   Up

Down

Garage
5.31m x 3.43m
17'5" x 11'3"

Living Room
4.74m x 4.92m
16'2" x 15'7"

Bedroom 3
2.94m x 2.11m
9'8" x 6'11"

Bedroom 2
3.89m x 2.50m
12'9" x 8'3"

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Collinson Hall
ST ALBANS · SINCE 1825

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

Ground Floor
45.71 sq metres - 492 sq feet

First Floor
39.59 sq metres - 426 sq feet

Second Floor
39.59 sq metres - 426 sq feet

Total Area
124.89 sq metres - 1,344 sq feet

All measurements are
approximate

Plan provided by Collinson Hall

Not to scale

Collinson Hall

collinsonhall.co.uk

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