





A BEAUTIFULLY PRESENTED and SPACIOUS two-bedroom home, situated approximately one mile to the north of the city centre, close to EXCELLENT TRANSPORT and highly-regarded local schools, including St Albans Girls' School.

Guide Price: £600,000

This stylish property offers flexible and spacious accommodation to include on the ground floor, an entrance hall leading to a spacious living room, fantastic open plan kitchen/diner offering modern furnishings, a study area and patio doors leading to the garden. To the first floor, there are two generous bedrooms and a contemporary family bathroom. Externally, this wonderful home enjoys a large garden, that has both lawn and patio areas whilst to the front, there is off street parking for two vehicles.

EPC Rating: C 73

Council Tax Band: D





Porch

Entrance Hall

Living Room 4.91m x 3.51m (16'1" x 11'6").

Kitchen/Dining 7.08m x 5.75m (23'3" x 18'10").

Bedroom 1 3.55m x 3.06m (11'8" x 10').

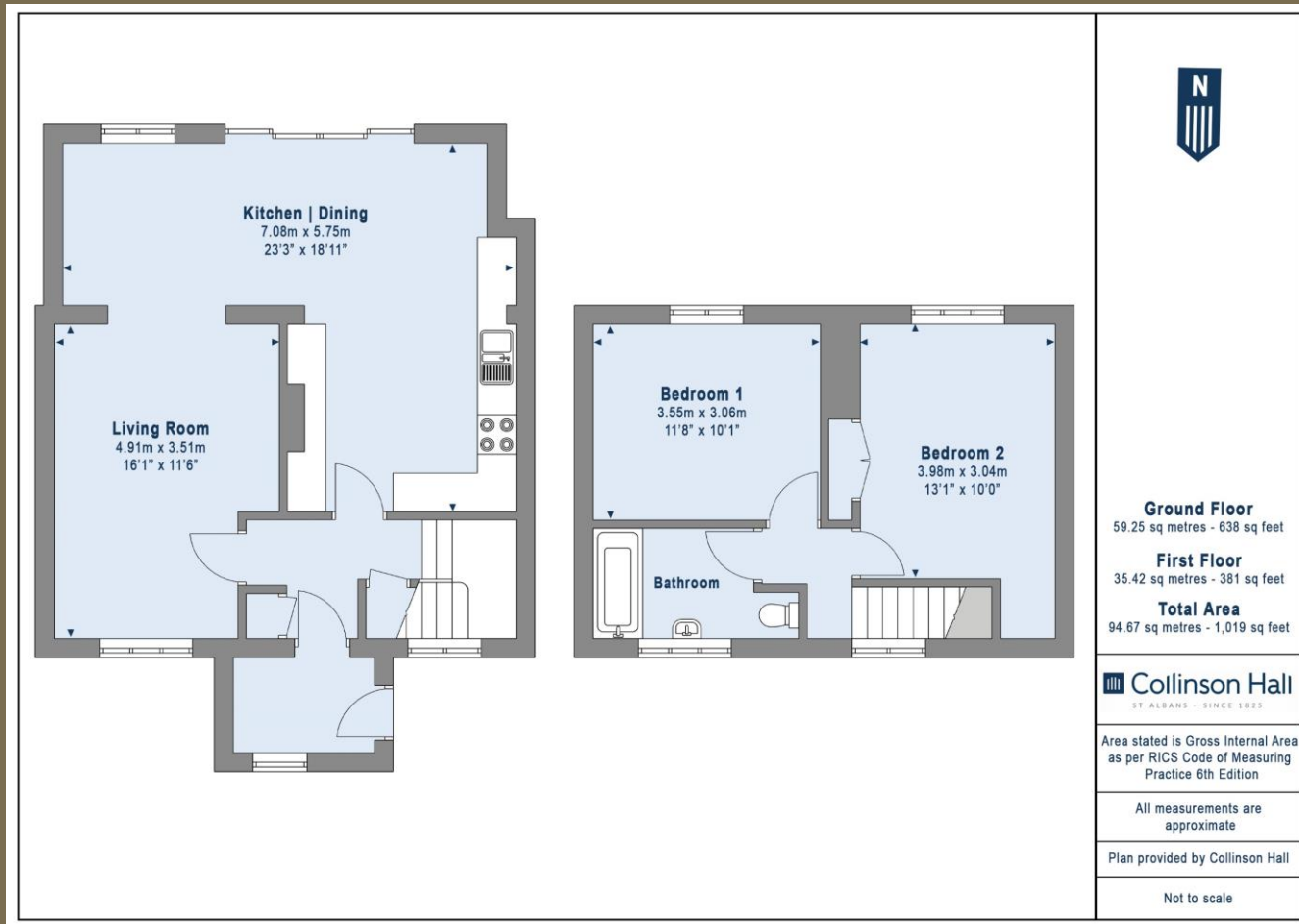
Bathroom

Bedroom 2 3.98m x 3.04m (13'1" x 10').

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.



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