





A SPACIOUS and BEAUTIFULLY PRESENTED and EXTENDED terraced property situated within a POPULAR CUL-DE-SAC in Smallford.

Guide Price: £550,000

Arranged over two levels, the bright and welcoming entrance hall leads to a stylish cloakroom and separate wet room. The entrance hall opens to a living/dining room with bright and contemporary décor, a feature wood burner, and double doors leading onto the long lawned garden. The stylish, well-equipped kitchen/breakfast room with feature arches completes the setting on the ground floor. On the first floor, there are three good-sized bedrooms, a modern bathroom, and a useful loft space. Externally, the driveway provides off-road parking with side access to a lovely, landscaped rear garden with a patio and mature lawn area.

EPC Rating: D 65
Council Tax Band: D





Entrance Hall

Cloakroom

Wet Room

Living Room 4.26m x 2.95m (14' x 9'8").

Dining Room 3.34m x 2.77m (10'11" x 9'1").

Kitchen 6.98m x 3.70m (22'11" x 12'2").

Bedroom 1 3.50m x 2.64m (11'6" x 8'8").

Bedroom 2 3.20m x 2.54m (10'6" x 8'4").

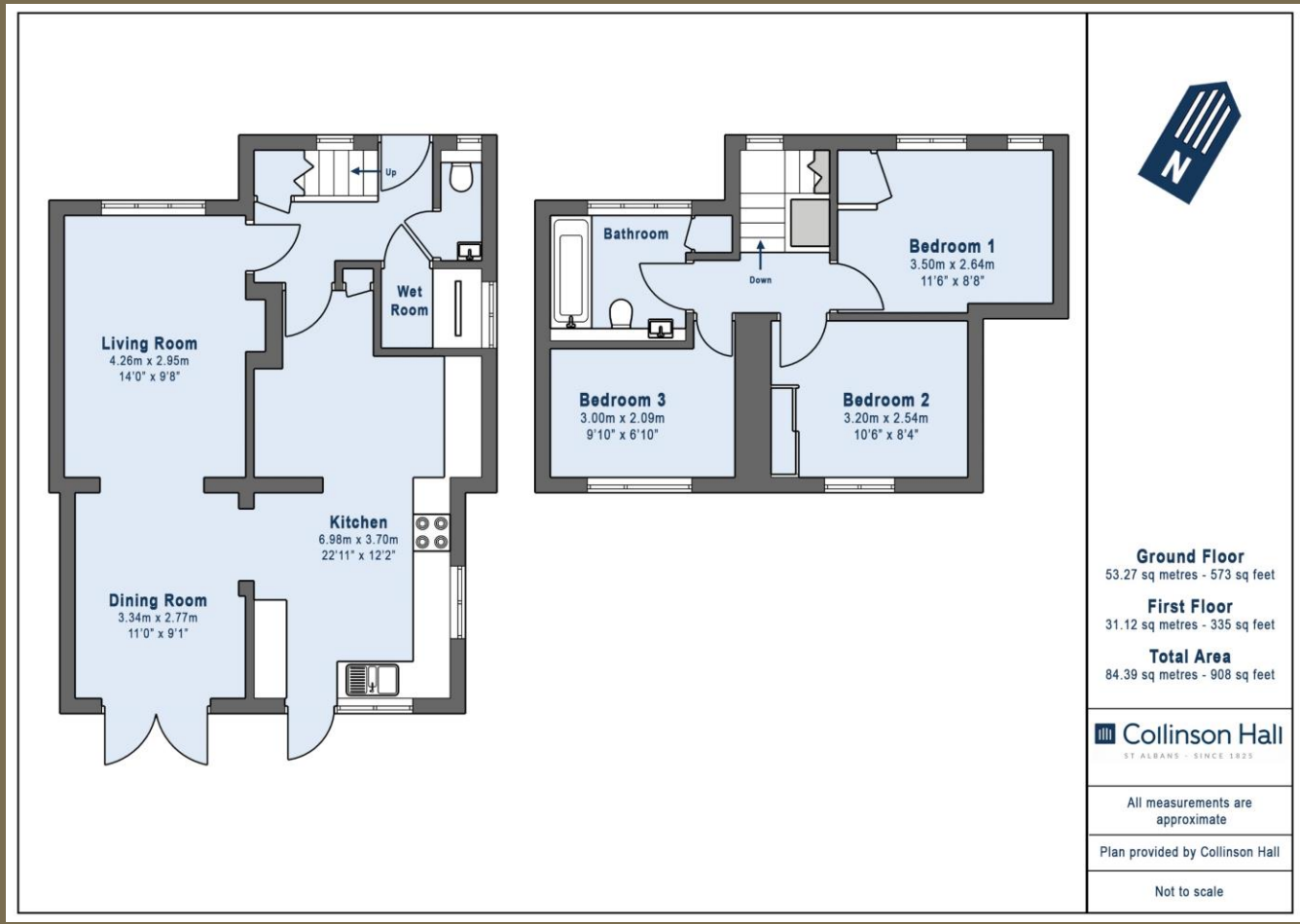
Bedroom 3 3.00m x 2.09m (9'10" x 6'10").

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

