





A beautiful example of a **PERIOD PROPERTY** dating back to 1884, lovingly restored and **IMPROVED** by its current owners, situated on a popular road close to **EXCELLENT AMENITIES** and a **SHORT WALK** to the mainline railway **STATION**.

**Guide Price: £700,000**

This stunning home offers 1,000 square feet of beautifully designed living space spread over two floors. Immaculate original wood flooring flows through the spacious entrance hall into a cosy lounge, which leads to a roomy dining area, both featuring attractive log-burning stoves. The kitchen has been completely remodelled with a range of Shaker-style cabinets, elegant worktops, and built-in appliances. There is also a convenient utility room with a WC. On the first floor, there are three spacious bedrooms. Two of these bedrooms have charming fireplaces, while the primary bedroom includes fitted wardrobes for added convenience. Additionally, a newly installed bathroom has been thoughtfully relocated to the first floor, featuring both a bath and a shower. The home is also fitted with a Tado Smart heating system throughout. Outside, you'll find a partially walled, landscaped garden that enjoys a south-western aspect.

Cavendish Road is a sought-after place to live with excellent junior schooling, a vast selection of shopping, eateries and café facilities all on your doorstep, along with Clarence Park.

EPC Rating: D 64  
Council Tax Band: D





Entrance Hall

Living Room 3.95m x 3.40m (13' x 11'2").

Dining Room 4.50m x 3.49m (14'9" x 11'5").

Kitchen 4.59m x 2.51m (15'1" x 8'3").

Utility Room

Cloakroom

Bedroom 1 4.49m x 3.48m (14'9" x 11'5").

Bedroom 2 3.49m x 2.92m (11'5" x 9'7").

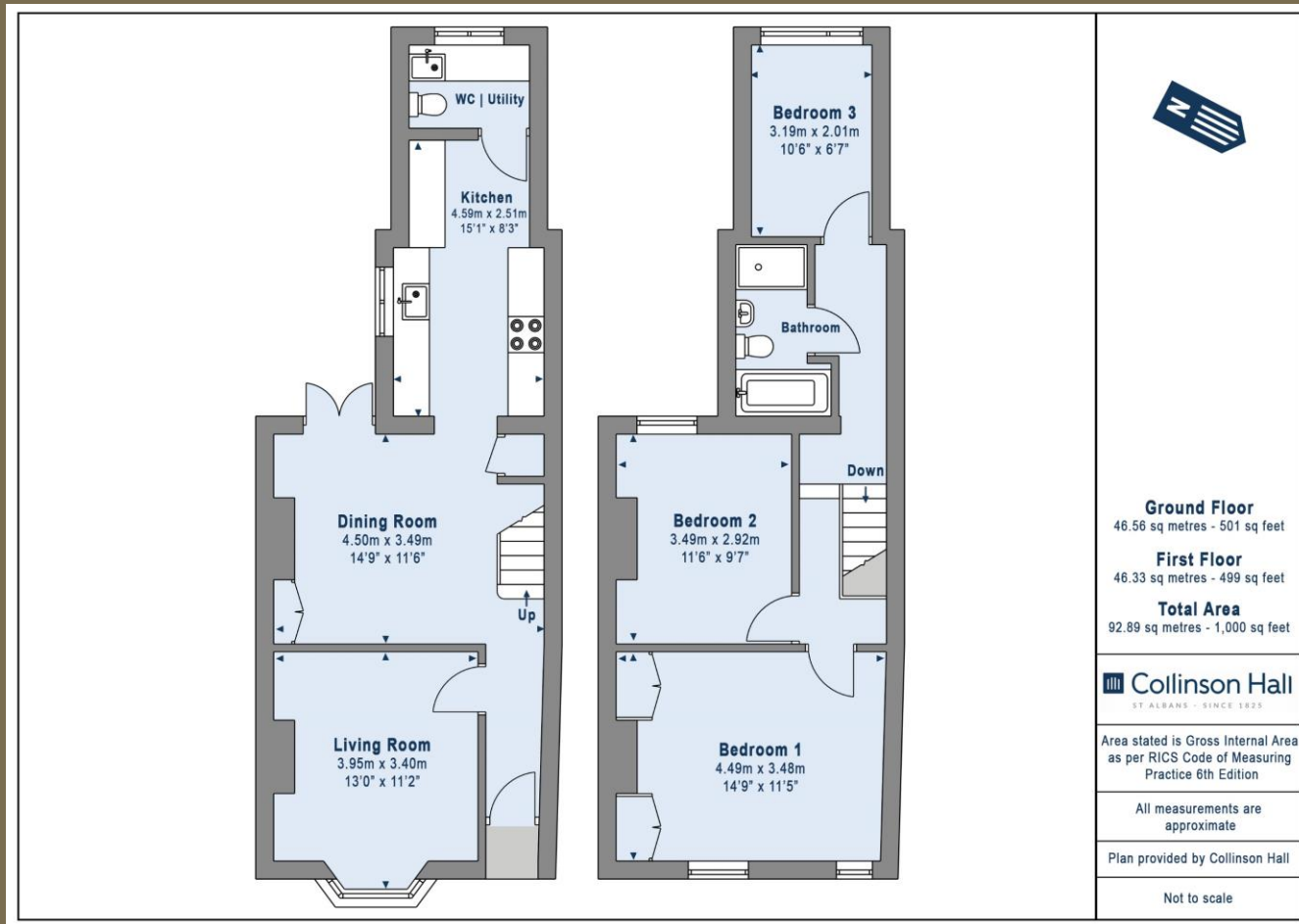
Bathroom

Bedroom 3 3.19m x 2.01m (10'6" x 6'7").

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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