





A delightful THREE BEDROOM PROPERTY positioned on a DESIRABLE ROAD within the highly sought after area of BERNARD'S HEATH, popular for its excellent junior schooling, access to St Albans vibrant city centre and within EASY REACH of St Albans mainline station with quick and regular access to London St Pancras.

Offers Over: £800,000

This property offers spacious and flexible living accommodations spanning over 1050 square feet. On the ground floor, you'll find a beautiful bay-fronted living room with a feature fireplace, a dining room, a modern kitchen with fitted appliances, a utility room, and a cloakroom at the rear. The first floor features two well-proportioned bedrooms and a stylish family bathroom, while the third floor boasts a spacious additional bedroom with plenty of storage facilities. Externally, this fantastic home enjoys a large, lengthy garden complete with patio and lawn areas, and to the front, residents' permit parking is available.

EPC Rating: D 58
Council Tax Band: D





Entrance

Living Room 4.25m x 3.73m (13'11" x 12'3").

Dining Room 3.73m x 3.63m (12'3" x 11'11").

Kitchen 2.74m x 2.40m (9' x 7'10").

Utility Room

Bedroom 1 3.73m x 3.61m (12'3" x 11'10").

Bedroom 2 4.99m x 3.54m (16'4" x 11'7").

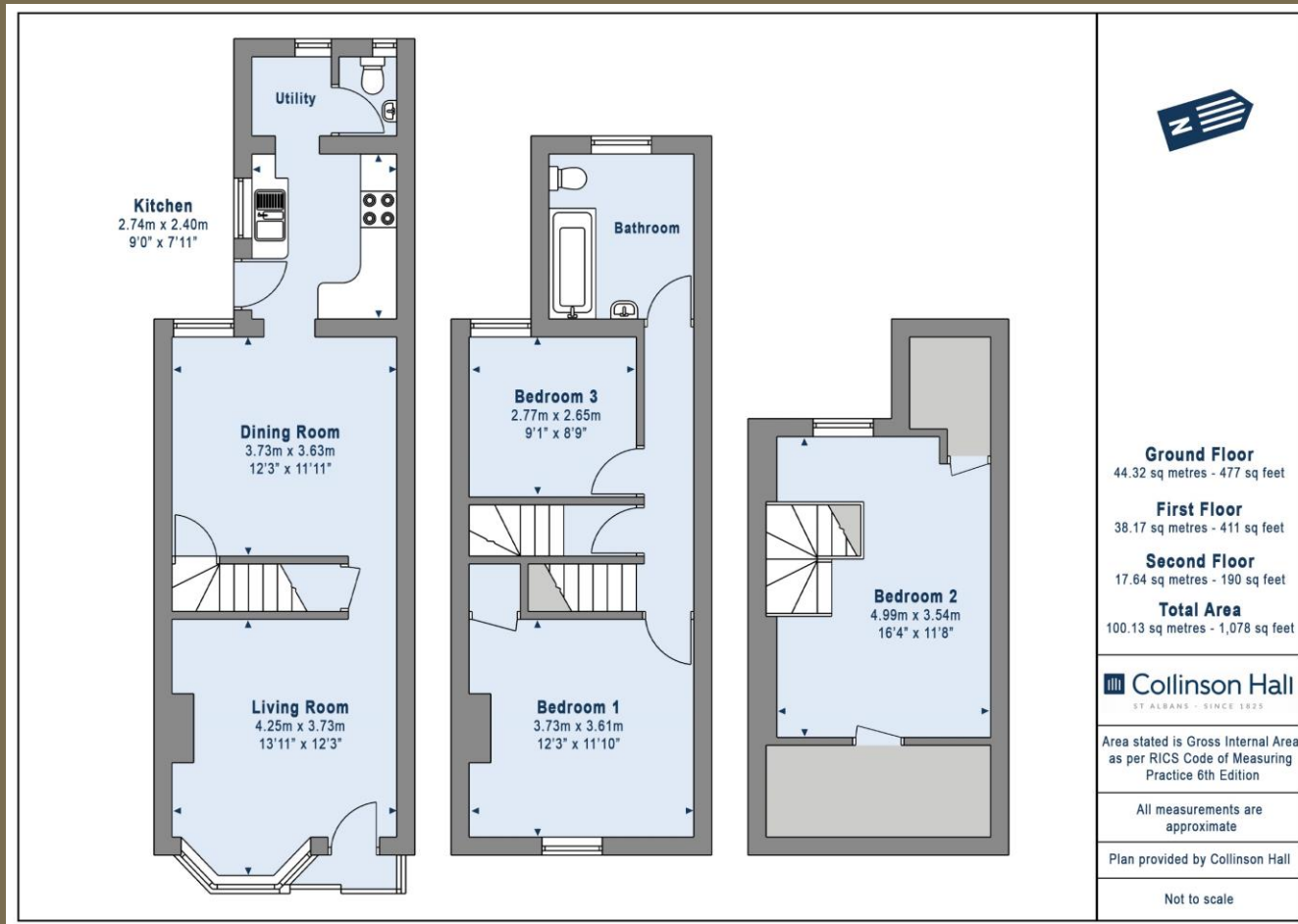
Bedroom 3 2.77m x 2.65m (9'1" x 8'8").

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.



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