









An **EXCEPTIONAL FAMILY RESIDENCE** boasting over 2,200 sq ft of versatile living space, featuring four generously proportioned bedrooms and situated in the **HIGHLY DESIRABLE** parish of **CHISWELL GREEN**, a sought-after location for both families and commuters.

**Guide Price: £850,000**

This spacious family home offers a good size entrance hall with cloakroom, double doors leading to a comfortable bay fronted lounge with further double doors opening onto a spacious dining room. There is a good size modern kitchen with separate utility and a spacious conservatory. The bedrooms are arranged over two floors with a fabulous principle bedroom with en-suite and walk-in wardrobe, bedrooms three and four and family bathroom to the first floor and a superb further bedroom with en-suite and generous eave storage to the top floor. Outside the property offers a landscaped garden, perfect for entertain and Al Fresco dining and enjoying a south easterly aspect. There is access to the rear for parking along with a good size garden while the front of the property is laid mostly to lawn with tended borders and set well back from Watford Road.

EPC Rating: TBC  
Council Tax Band: G



















#### 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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