





An **EXTENDED FOUR BEDROOM** semi-detached family home offering a **GENEROUS** amount of **LIVING SPACE** with accommodation expanding to **OVER 1600** square feet.

Guide Price: £625,000

This extended home with accommodation arranged over three floors comprises a spacious open plan lounge/diner with good size, modern kitchen, separate utility and garage. On the first and second floors there are four bedrooms, a family bathroom and an en-suite to the principle bedroom. Outside you will find a good size and secluded garden enjoying an easterly aspect and ample parking to the front. Field View Rise is a sought after, no through road and appeals to families looking to set down roots in the popular village of Bricket Wood.

EPC Rating: TBC
Council Tax Band: E





Entrance Hall

Living/Dining 7.09m x 3.81m (23'3" x 12'6").

Kitchen 3.73m x 3.34m (12'3" x 10'11").

Conservatory 3.21m x 2.71m (10'6" x 8'11").

Utility Room

Bedroom 1 5.37m x 4.14m (17'7" x 13'7").

Shower Room

Bedroom 2 3.60m x 3.30m (11'10" x 10'10").

Bedroom 3 3.30m x 2.81m (10'10" x 9'3").

Bathroom

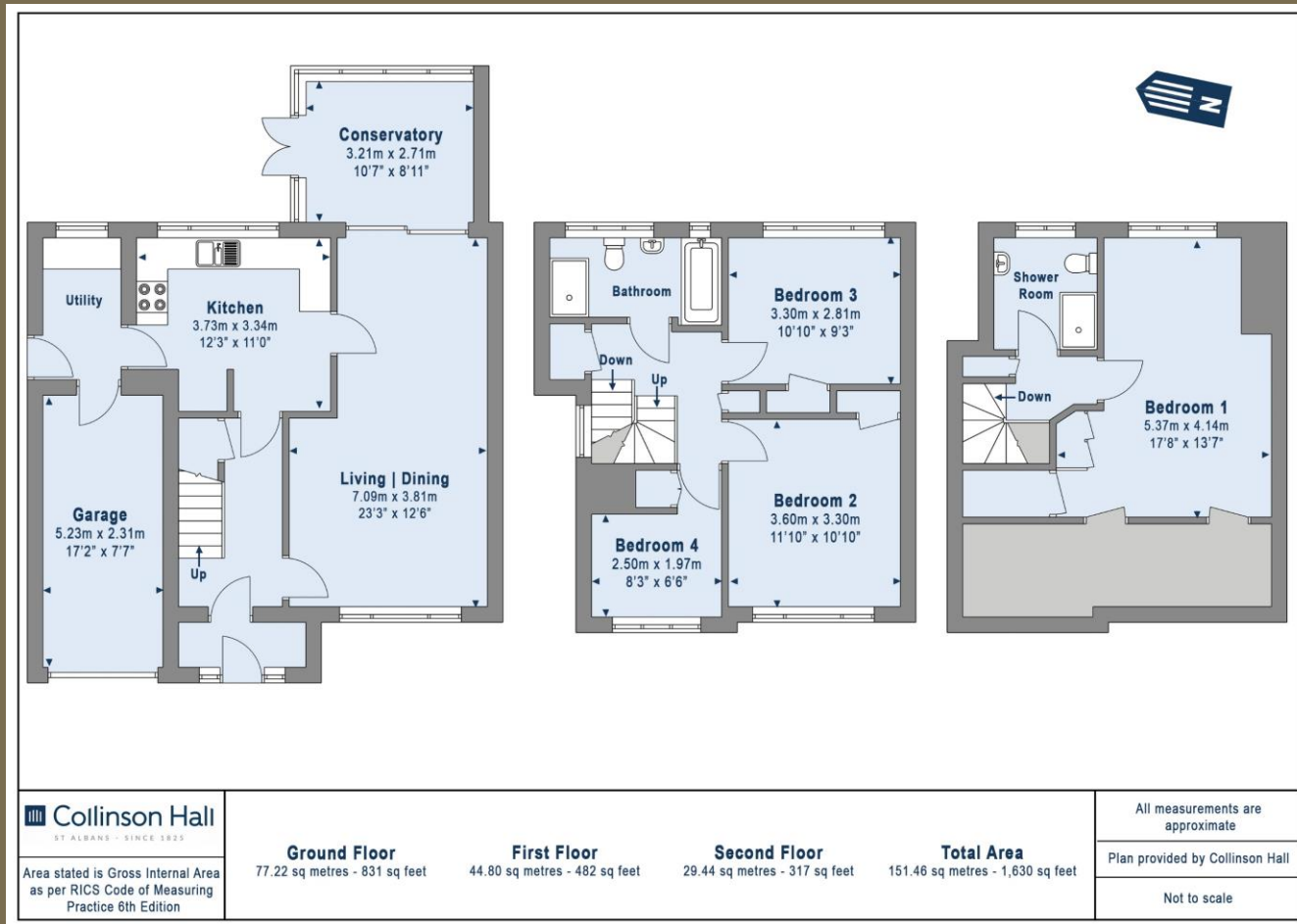
Bedroom 4 2.50m x 1.97m (8'2" x 6'6").

Garden

Garage 5.23m x 2.31m (17'2" x 7'7").







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

