







**A great example of a SPACIOUS and WELL PRESENTED FOUR BEDROOM semi-detached home, located in a DESIRABLE RESIDENTIAL AREA near St. Albans Cathedral, Verulamium Park, and excellent shopping amenities.**

**Offers Over: £875,000**

This property provides nearly 1,600 square feet of attractive and well-designed living space, including a lounge, an additional reception room, and a spacious utility room. The fantastic open-plan kitchen and dining area features a conservatory that overlooks a substantial rear garden with a sunny south-facing aspect. The bedrooms are generously sized, with two double bedrooms, single room, and a family bathroom located on the first floor. Additionally, there is a beautifully converted loft that serves as the principal bedroom, complete with an en-suite shower room. Ample parking is available in the front driveway, which can accommodate several vehicles.

EPC Rating: C 73  
Council Tax Band: D









Entrance Hall

Cloakroom

Lounge 3.93m x 3.53m (12'11" x 11'7").

Kitchen/Living/Dining 8.22m x 5.38m (27' x 17'8").

Boot Room 3.59m x 2.39m (11'9" x 7'10").

Utility Room

Bedroom 1 6.38m x 3.87m (20'11" x 12'8").

Ensuite Bathroom

Bedroom 2 3.93m x 3.18m (12'11" x 10'5").

Bedroom 3 4.25m x 3.18m (13'11" x 10'5").

Bathroom

Bedroom 4 2.44m x 2.07m (8' x 6'9").

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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