





A beautifully presented, **STYLISH** and **MODERN FAMILY HOME** located within a highly sought after suburb of St. Albans in Chiswell Green, favoured by families seeking **GOOD SCHOOLING**.

Guide Price: £1,375,000

This spacious home, improved by the current owners, offers over 2,000 square feet of accommodation. It features a stunning kitchen/dining/family room that includes ample storage, a central island with a breakfast bar, a separate utility room, and a stylish seating area with acoustic wall paneling. This bright and airy space is enhanced by an attractive bay window at the rear and a range of bi-fold doors that open onto a lovely south-west facing garden, providing excellent privacy and an impressive garden room.

Additionally, there is a separate lounge and a spacious entrance hall that includes a downstairs shower and cloakroom. Upstairs, you will find four double bedrooms, including a luxurious en-suite bathroom in the main bedroom, as well as a family bathroom.

EPC Rating: D 68

Council Tax Band:





Entrance Hall

Lounge 4.67m x 3.51m (15'4" x 11'6").

Shower Room

Kitchen/Living/Dining 8.24m x 7.02m (27' x 23').

Utility

Bedroom 1 4.60m x 3.82m (15'1" x 12'6").

Ensuite Bathroom

Bedroom 2 3.83m x 3.43m (12'7" x 11'3").

Bedroom 3 3.82m x 2.92m (12'6" x 9'7").

Bedroom 4 3.47m x 2.70m (11'5" x 8'10").

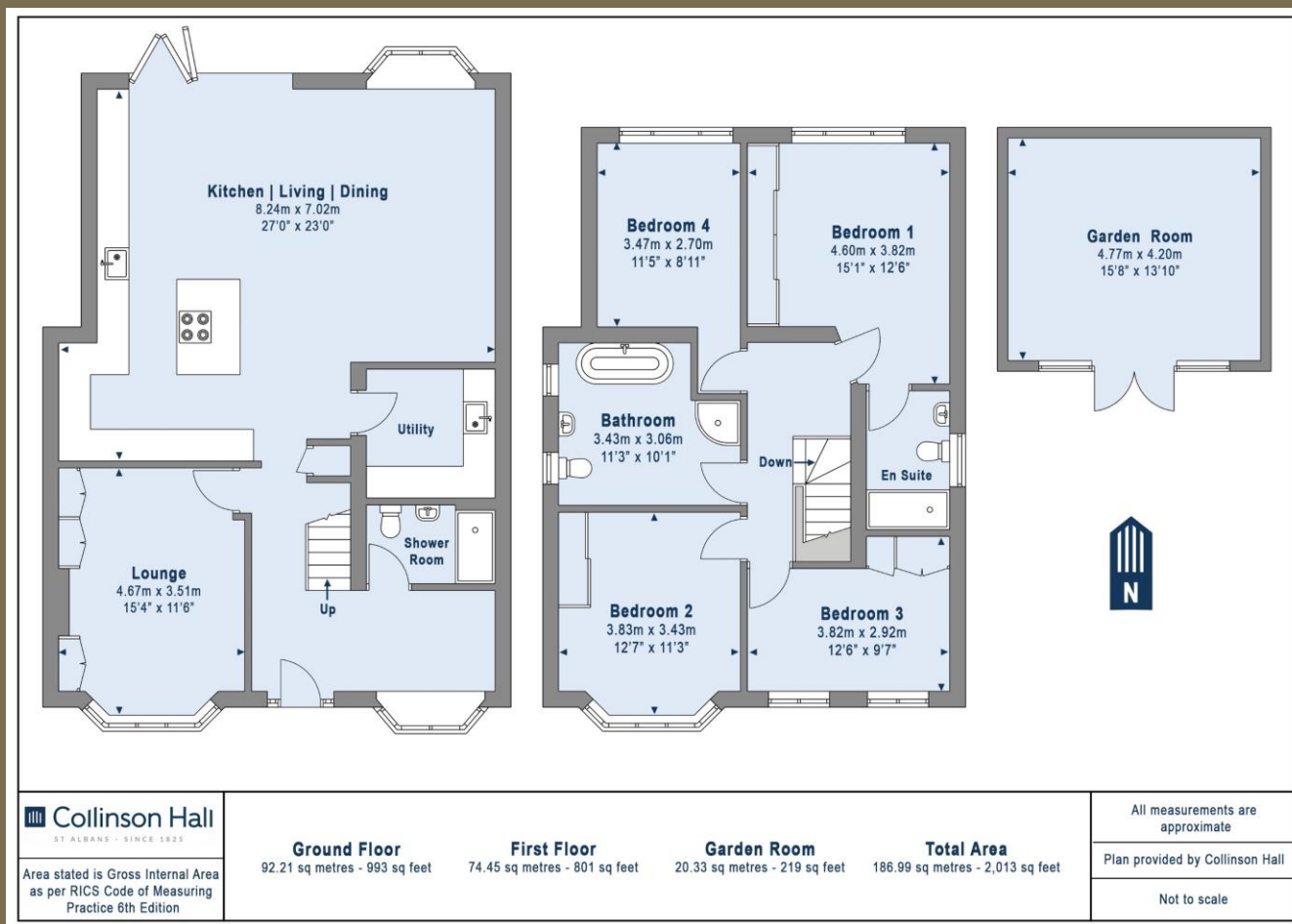
Bathroom 3.43m x 3.06m (11'3" x 10').

Garden

Garden Room 4.77m x 4.20m (15'8" x 13'9").







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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