Collinson Hall

# Lynch Court, Princess Diana Drive, St. Albans, Hertfordshire, AL4 0FG

**A fabulous TOWNHOUSE offering flexible living space, arranged over three floors and positioned in the SOUGHT-AFTER, HIGHFIELD AREA of St Albans. Close to HIGHLY-REGARDED SCHOOLS, including Samuel Ryder Academy, and fantastic local amenities on a popular, modern development.**

**Offers Over: £700,000**

This comfortable and well-presented family home offers over 1,400 square feet of living space, featuring a spacious entrance hall upon arrival, a shower room, a well-equipped utility room, and one of the three bedrooms, all positioned on the ground floor with access to the secluded rear garden. On the first floor, there is a super-comfortable lounge and a generously equipped, spacious modern kitchen diner, perfect for a large dining table. The top floor boasts two well-proportioned double bedrooms, both with fitted wardrobe space. The principal bedroom benefits from an en-suite, and there is also a modern family bathroom. Outdoors, a beautifully landscaped garden offers an eye-catching array of plants and shrubs, with a winding pathway leading to a secluded patio terrace. Lynch Court is positioned within its own little enclave off Princess Diana Drive with block paved frontage offering parking and access to an integral garage.

EPC Rating: 71 C
Council Tax Band: E

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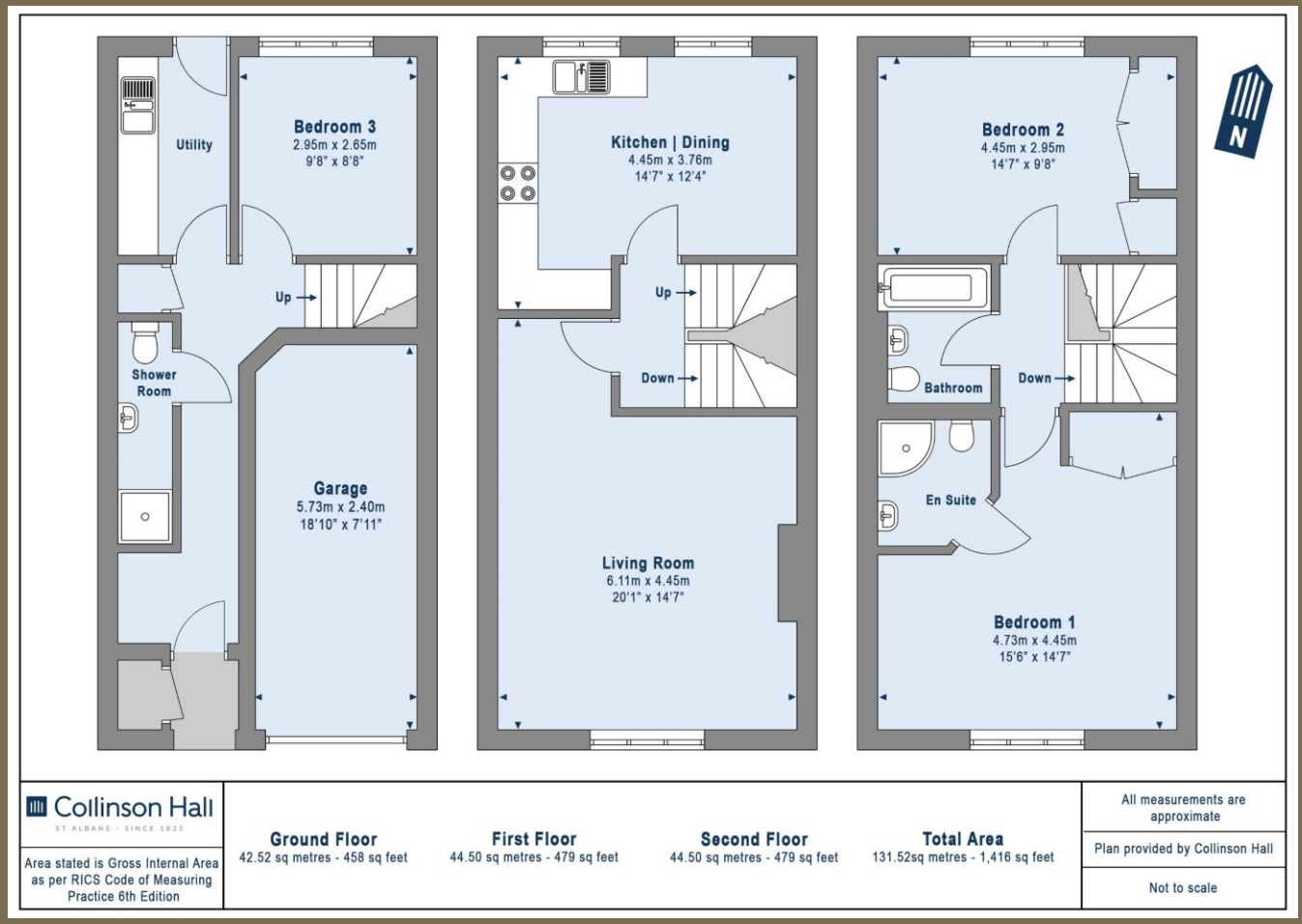


**PLEASE NOTE**

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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