









**A beautifully presented FOUR BEDROOM DETACHED house positioned within a QUIET CUL-DE-SAC in the ever popular Verulam development, highly regarded for local junior schooling and Waitrose Supermarket.**

**Offers Over £875,000**

The property offers over 1700 square feet of living space, arranged over two floors with a superb open plan kitchen with a walk-in pantry/dining area with a central island, a separate living room with a feature open fireplace and a study. The garage, which is great for storage, also doubles as a utility and can be accessed from the main house as well as from the rear garden. Upstairs are four good-sized bedrooms, with the principal bedroom enjoying a walk-in wardrobe that connects to a four-piece 'Jack & Jill' bathroom benefitting from underfloor heating. There is a further shower room and a downstairs cloakroom. Outside, the gardens are a real joy, with a generously stock front garden and a beautiful and secluded rear garden enjoying a pergola and various places to sit and enjoy the southwest-facing aspect. To the front, there is a driveway providing off-road parking. However, the location offers ample on-road parking and is not part of a parking scheme.

EPC Rating: C 69  
Council Tax Band: F









Entrance Hall

Cloakroom

Kitchen/Dining 6.81m x 6.65m (22'4" x 21'10").

Living Room 3.83m x 3.50m (12'7" x 11'6").

Study 3.50m x 2.69m (11'6" x 8'10").

Bedroom 1 3.77m x 3.50m (12'4" x 11'6").

Walk - In - Wardrobe

Bathroom

Bedroom 2 3.87m x 2.74m (12'8" x 9').

Bedroom 3 3.50m x 2.76m (11'6" x 9'1").

Shower Room

Bedroom 4 2.85m x 2.80m (9'4" x 9'2").

Garden

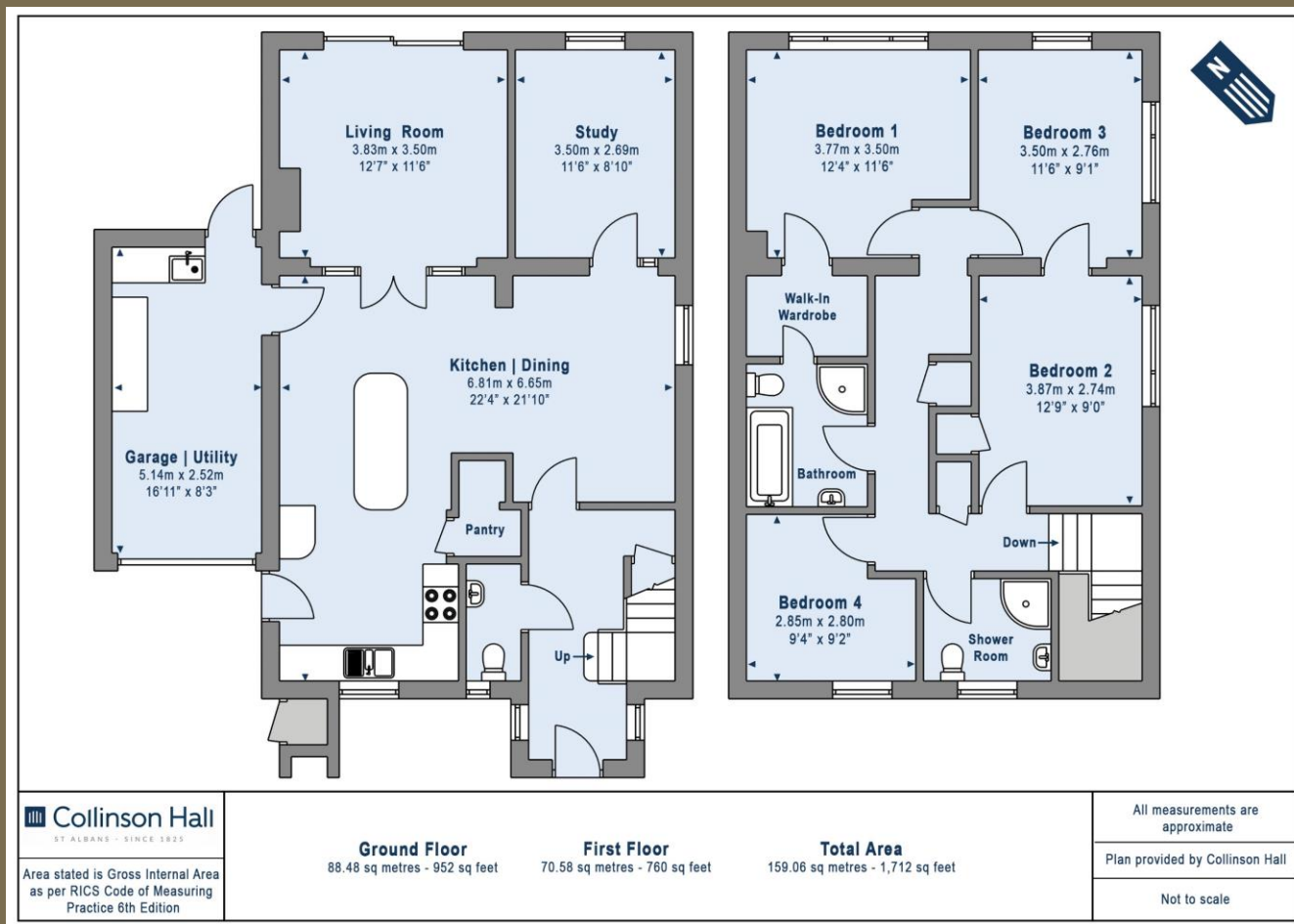
Garage/Utility 5.14m x 2.52m (16'10" x 8'3").











#### 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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: [stalbansmail@collinsonhall.co.uk](mailto:stalbansmail@collinsonhall.co.uk)

