





A FINE EXAMPLE of a traditional BAY FRONTED DETACHED family home, offering SPACIOUS and versatile living accommodation, positioned within a SHORT WALK of St. Albans Girls School, local shopping, leisure facilities and a short distance to St Albans CITY CENTRE, with all it has to offer.

Guide Price: £950,000

This wonderfully spacious home offers nearly 1,800 square feet of delightful, ample living space, perfect for a growing family. The accommodation is spread across two floors and includes a large entrance hall with an attractive stained glass front door leading to a beautiful bay-fronted living room with a decorative working electric fire, a separate dining room that offers unspoilt views over the garden and an open fireplace, a good-sized stylish kitchen benefitting from Karndean flooring and a small breakfast bar seating area, as well as a home office with independent access from the garden. Additionally, a practical boot room and a convenient cloakroom are located on the ground floor. Upstairs are four ample bedrooms, with the principal bedroom featuring a bay-style window and built-in storage, as well as a lovely family bathroom. There is also access to a part-boarded loft with a light, accessible by a freestanding ladder. Outside, the property boasts an attractive and secluded rear garden, which includes well-stocked borders, seating areas, and well-maintained lawns. Additionally, there is side access and a block-paved driveway that provides parking for several vehicles, including provision for EV charging.

EPC Rating: D 60
Council Tax Band: F





Entrance Hall

Cloakroom

Living Room 4.57m x 3.78m (15' x 12'5").

Dining Room 6.68m x 3.45m (21'11" x 11'4").

Kitchen 5.36m x 2.69m (17'7" x 8'10").

Office 6.03m x 2.61m (19'9" x 8'7").

Bedroom 1 4.57m x 3.78m (15' x 12'5").

Bedroom 2 4.98m x 2.76m (16'4" x 9'1").

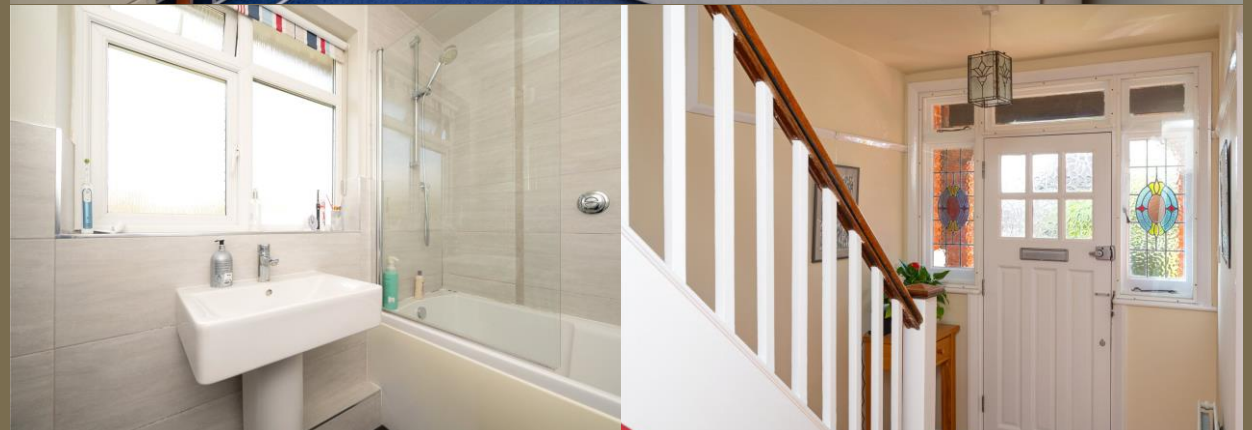
Bedroom 3 3.97m x 3.45m (13' x 11'4").

Bathroom

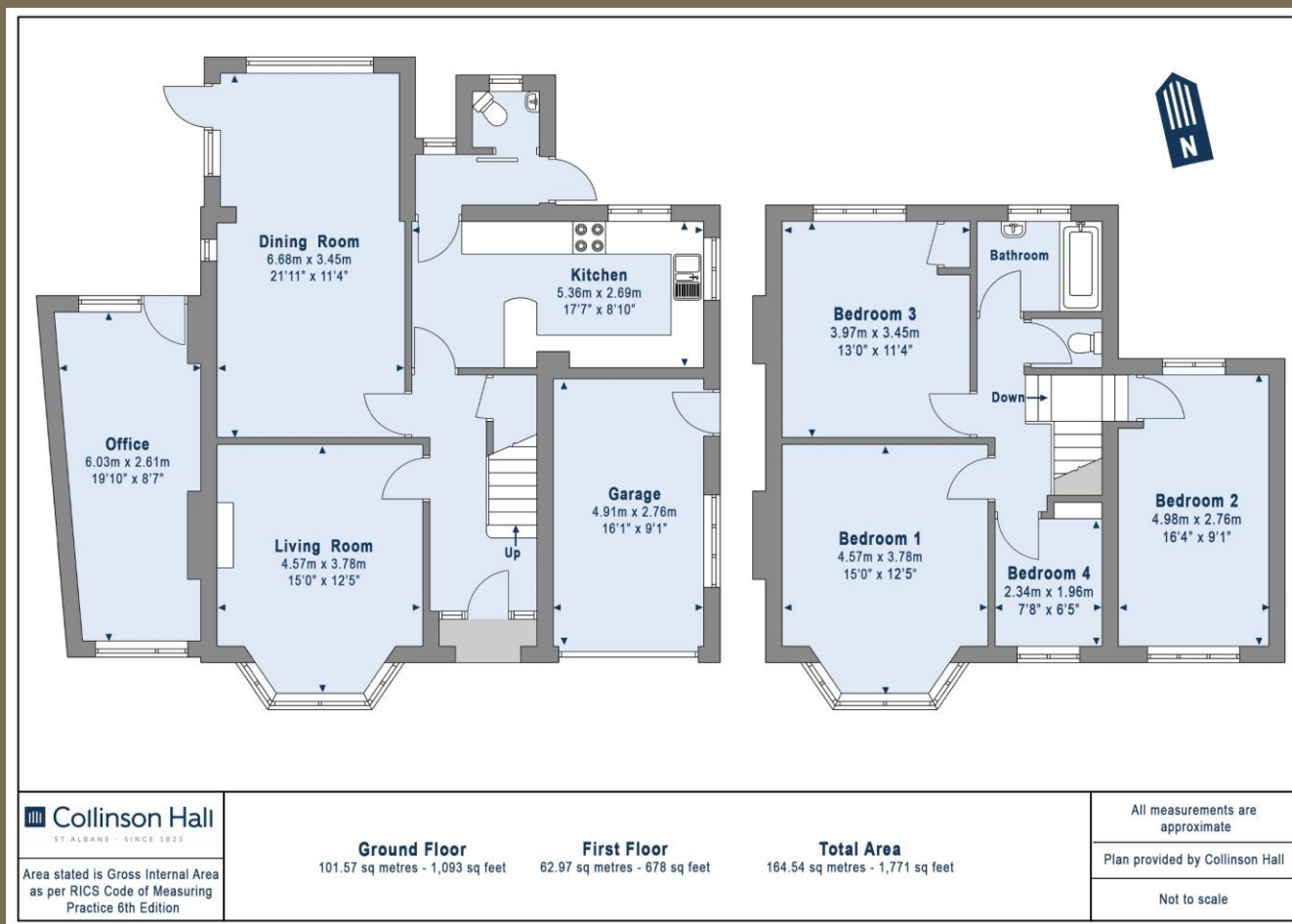
Bedroom 4 2.34m x 1.96m (7'8" x 6'5").

Garden

Garage 4.91m x 2.76m (16'1" x 9'1").







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.

