





An attractive BAY FRONTED DETACHED family home located within EASY REACH of St. Albans School for Girls and CITY CENTRE.

Guide Price: £1,000,000

This spacious home features nearly 1,800 square feet of living space. The main accommodation includes two generous reception rooms, with a third reception room that has independent access from the garden. The entrance hall is spacious, and there is a good-sized kitchen along with a useful boot room and cloakroom. Upstairs, you will find four ample bedrooms and a family bathroom. 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").

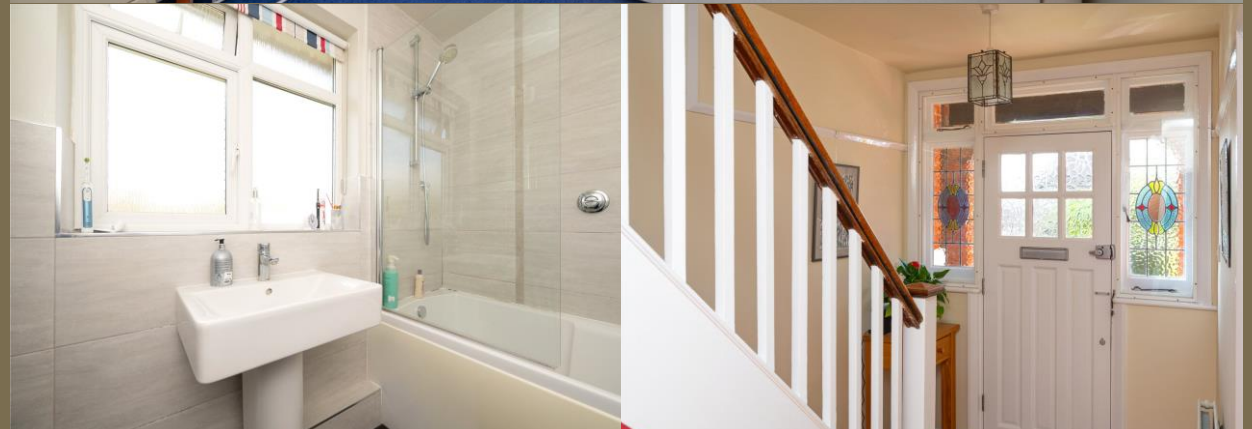
Bedroom 3 3.97m x 3.45m (13' x 11'4").

Bathroom

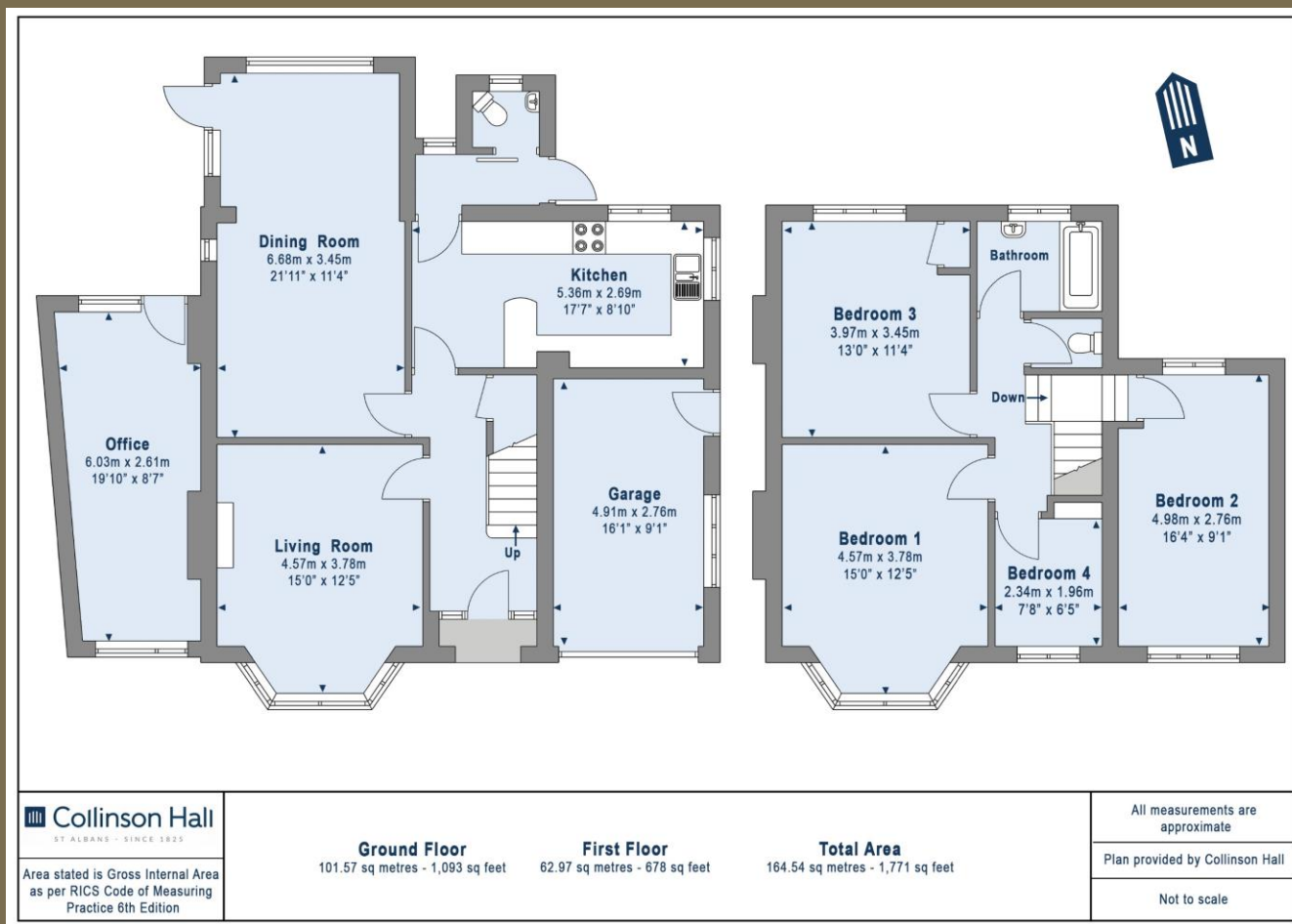
Bedroom 4 2.34m x 1.96m (7'8" x 6'5").

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.



collinsonhall.co.uk

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

