





A fantastic opportunity to purchase this **SPACIOUS FAMILY HOME** positioned on a highly desirable **NO THROUGH ROAD** close to **Cunningham Hill Junior School** and **St. Albans MAINLINE STATION** offering fast and regular service to **London St. Pancras**.

Guide Price: £1,150,000

This impressive home offers over 2200 square feet of living space and vast potential. There is a good size entrance hall lending access to a ground floor bathroom, utility room and a generous living room. There are two further reception rooms and a generous kitchen/diner. The first floor offers four double bedrooms, a wet room, and a study accessed through bedroom three. Outside the gardens are a joy with a private and very secluded rear garden generously stocked with mature planting and breathtaking Wisteria spanning the back of the property. The front is well-tended and offers driveway for several vehicles and leading to a garage.

EPC Rating: C 77
Council Tax Band: G











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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