







**A fantastic opportunity to purchase a SPACIOUS THREE BEDROOM detached family home offering 1231 square feet of living space and presented IN GOOD ORDER THROUGHOUT.**

**Guide Price: £700,000**

This modern family home, situated in the popular village of Park Street, benefits from two rail stations, excellent road connections, and a variety of local shops and pubs, and is available chain-free. This beautifully presented home offers generous living space throughout, featuring a generously sized kitchen/breakfast room, a convenient cloakroom, and a wide, welcoming hallway that enhances the sense of space upon entry. A lounge/diner at the rear opens via double doors to a secluded and well-maintained garden, ideal for entertaining or relaxing in privacy. Upstairs, the first floor comprises three double bedrooms with the principal bedroom enjoying the added benefit of a private en-suite shower room, while two of the bedrooms include fitted wardrobes, and a modern family bathroom. Externally, the rear garden includes gated side access from both sides of the property. At the front, the block-paved driveway provides ample off-street parking for several vehicles.

EPC Rating: C 79  
Council Tax Band: F









Entrance Hall

Cloakroom

Kitchen 4.50m x 4.17m (14'9" x 13'8").

Living/Dining 6.82m x 4.29m (22'5" x 14'1").

Bedroom 1 5.68m x 2.83m (18'8" x 9'3").

Ensuite Bathroom

Bedroom 2 3.43m x 3.05m (11'3" x 10').

Bedroom 3 3.61m x 2.81m (11'10" x 9'3").

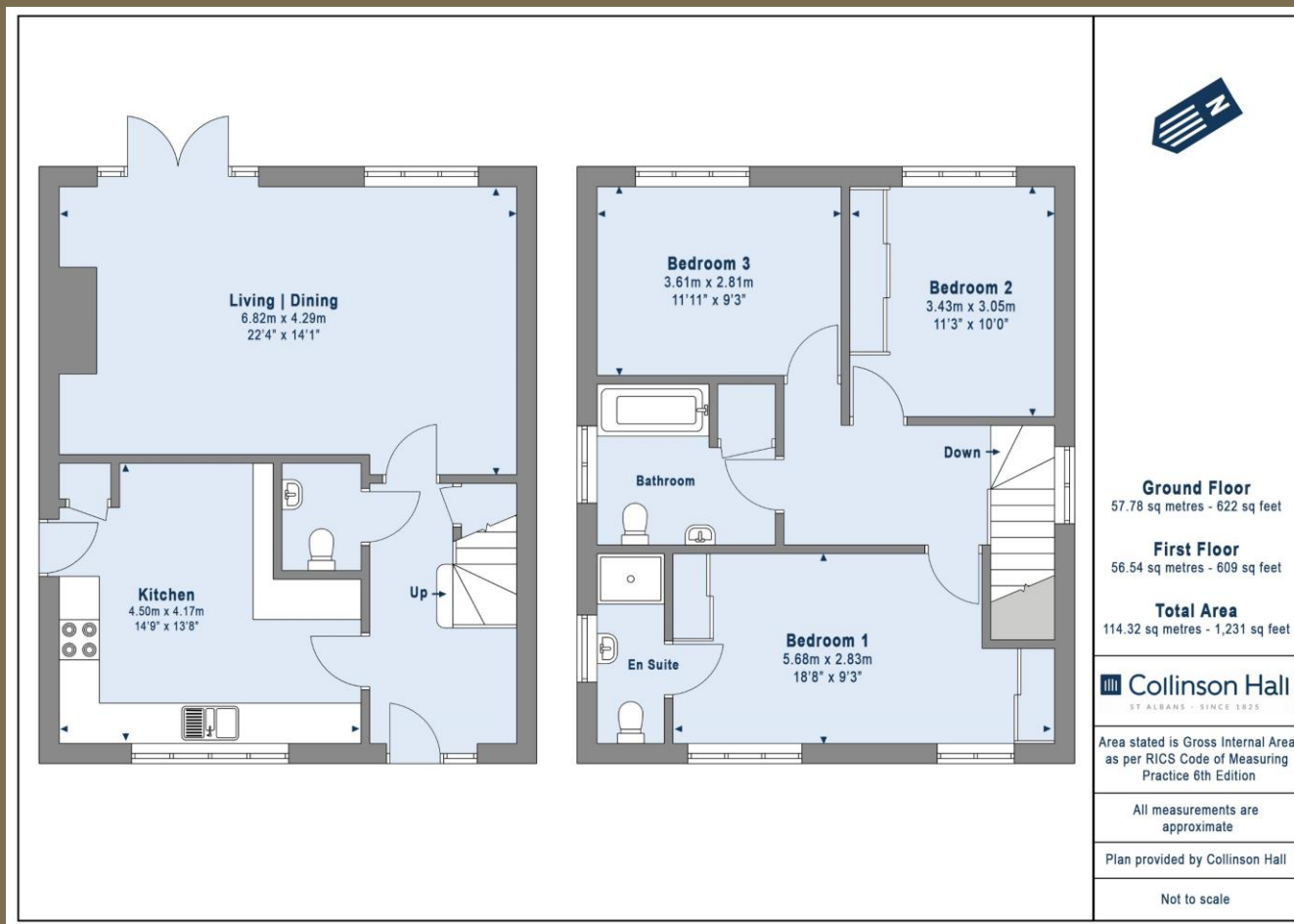
Garden











#### 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