









This delightful **PERIOD COTTAGE** is offered for sale with **NO UPPER CHAIN**. Both **SPACIOUS** and full of **CHARACTER** this property has the superb advantage of a **GARDEN ROOM**. Situated within a prime and **CENTRAL LOCATION**, close to the vibrant **CITY CENTRE** and walking distance to the **MAINLINE STATION**.

**Guide Price: £600,000**

This beautifully enhanced home, thoughtfully updated by the current owners, offers well-balanced and stylish accommodation. On the ground floor, you'll find a spacious lounge/dining area complemented by a contemporary kitchen. Upstairs, the first floor offers two generously sized bedrooms and a modern, well-appointed bathroom suite.

Externally, the property benefits from a private garden, which provides direct access to a self-contained office—ideal for remote working—featuring its own power supply and internet connectivity.

Council Tax: Band D

EPC Rating: D









Entrance

Living Room 6.86m x 3.03m (22'6" x 9'11").

Kitchen 4.06m x 1.52m (13'4" x 5').

Bedroom 1 4.03m x 3.11m (13'3" x 10'2").

Bedroom 2 3.63m x 2.13m (11'11" x 7').

Bathroom

Garden

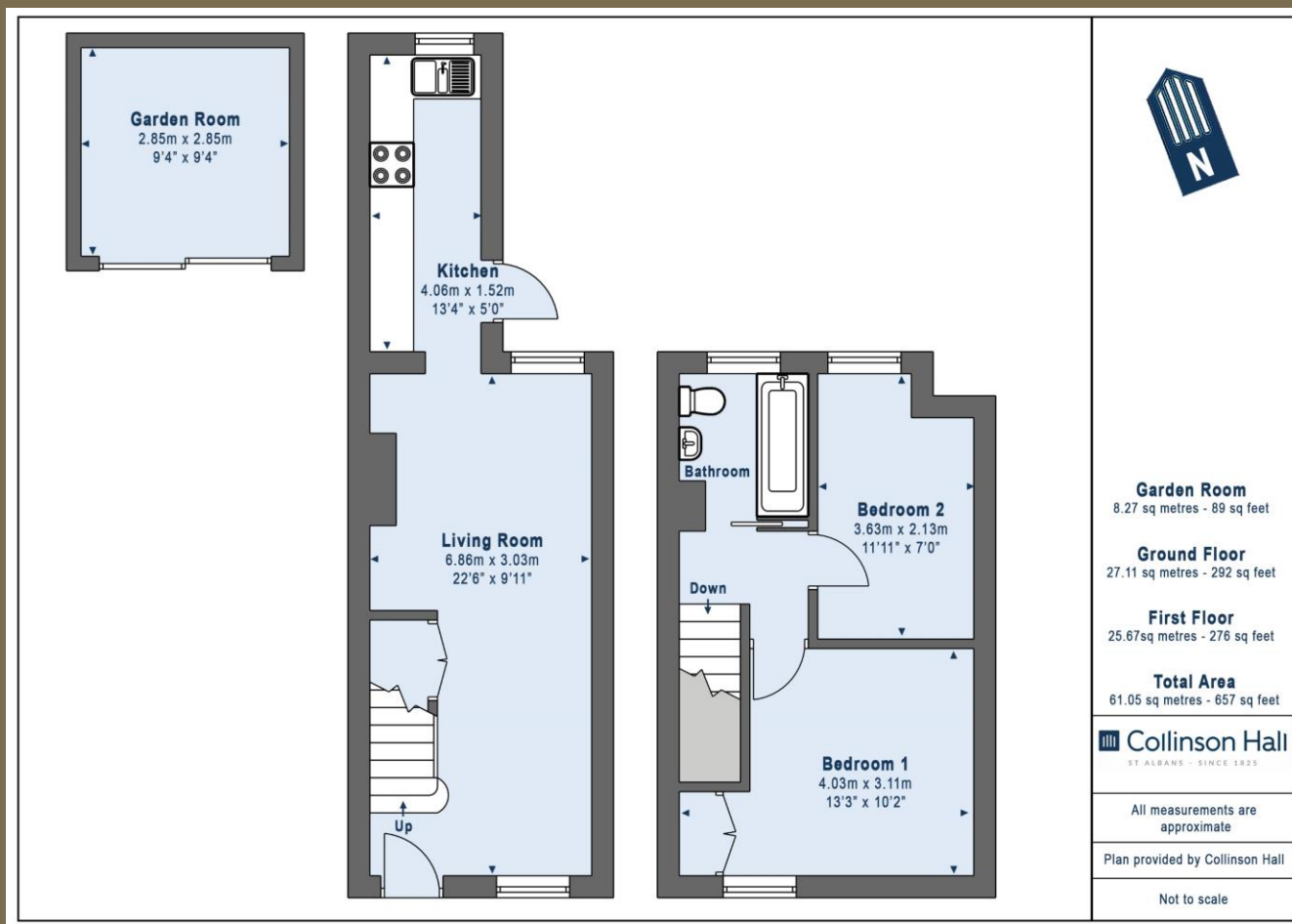
Garden Room 2.85m x 2.85m (9'4" x 9'4").











#### 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