







**A BEAUTIFULLY PRESENTED** family home positioned at the end of a CUL-DE-SAC near open greens and close to Westminster Lodge, St. Albans Cathedral and **EXCELLENT AMENITIES** including St. Albans City Centre.

**Guide Price: £600,000**

Immaculately presented and thoughtfully extended, this stylish home features a welcoming entrance hall, cloakroom, and a generous lounge flowing seamlessly into a contemporary kitchen/diner with a central island, skylights, and double doors opening to a beautifully landscaped, private rear garden. Upstairs offers three well-proportioned bedrooms, including a principal with fitted wardrobes, and a luxurious family bathroom. The property also benefits from a rear-accessed garage and a block-paved driveway for additional parking.

EPC Rating: C 69  
Council Tax Band: D







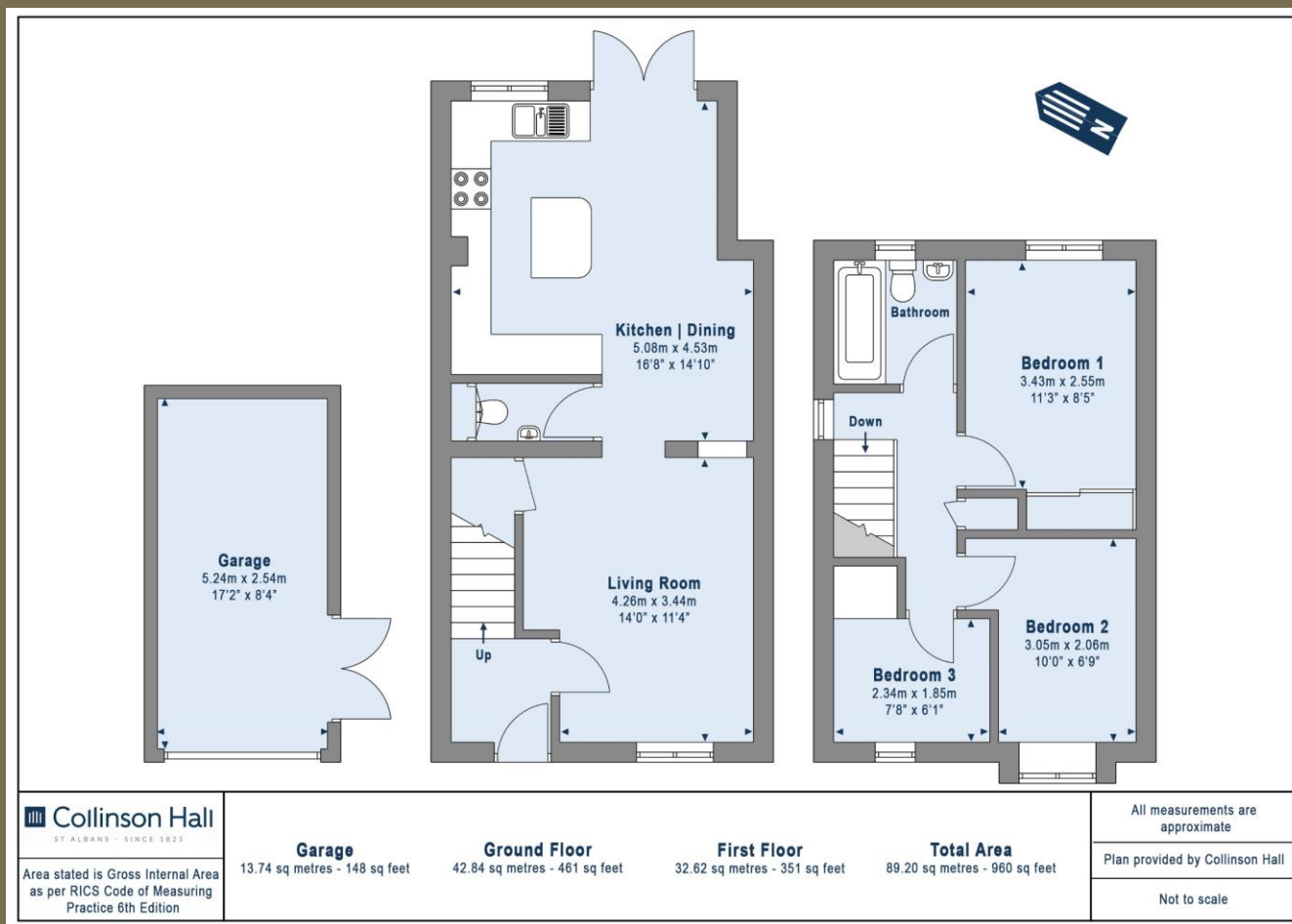












#### PLEASE NOTE

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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