





Situated in the heart of the **EVER-POPULAR NEW GREENS** area of St Albans, this **SPACIOUS FAMILY HOME** provides generous accommodation arranged over two floors and is ideally placed for **HIGHLY REGARDED SCHOOLS**, including **STAGs** and **Townsend Secondary**.

Guide Price: £575,000

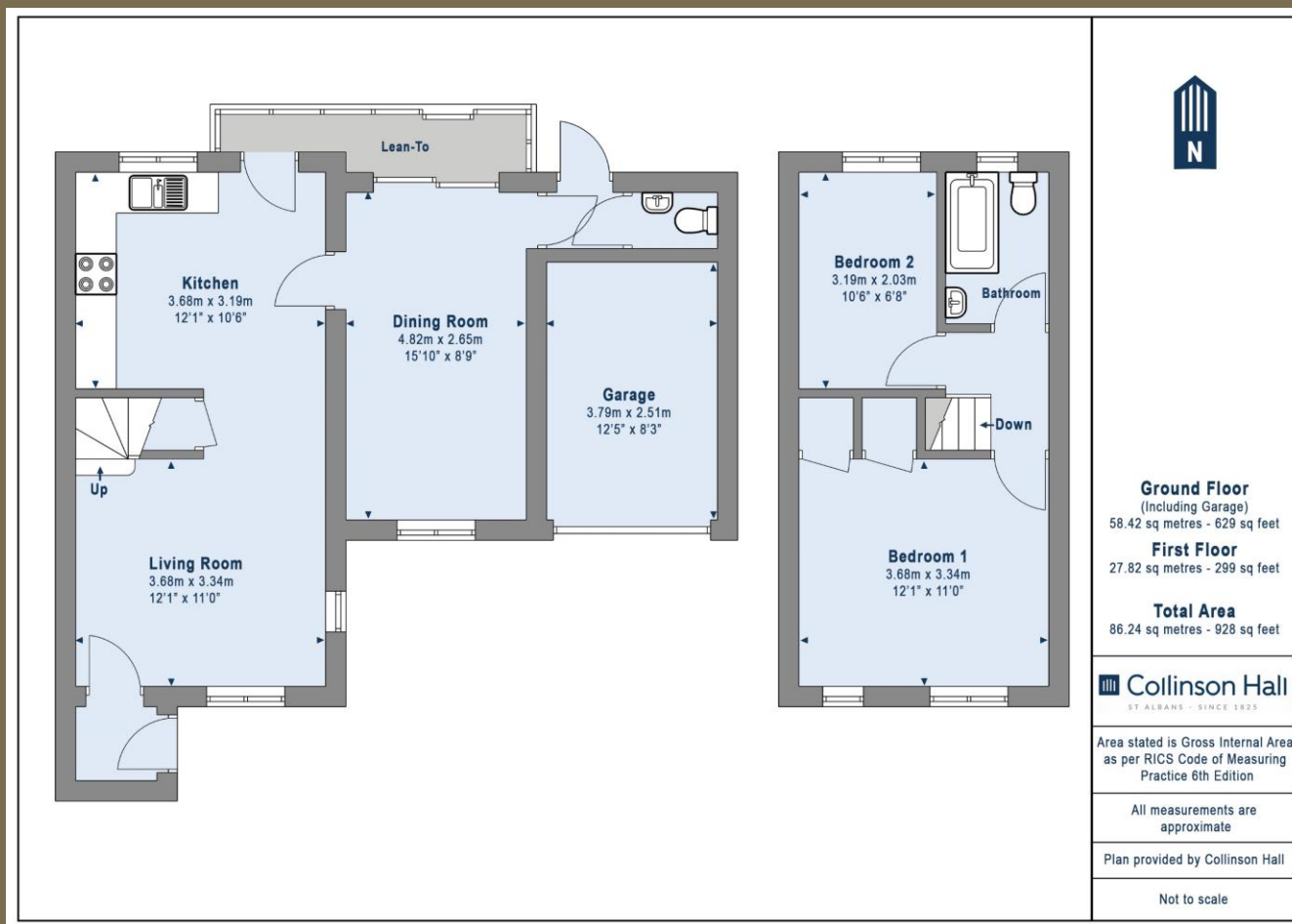
The ground floor opens with an entrance hall leading into a bright and well-proportioned lounge, which flows into a fitted kitchen. From here, there is access to a lean-to that opens onto the rear garden and connects to an additional reception room. This flexible space could just as easily serve as a generous double bedroom and comes complete with a cloakroom. Upstairs, the property offers two further bedrooms and a family bathroom. In total, the accommodation extends to 928 sq ft and includes the added benefit of a single garage, driveway with off-road parking, and a secluded rear garden.

EPC Rating: C 71
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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