









**A spacious FIVE BEDROOM DETACHED family home, situated in the heart of leafy CHISWELL GREEN. The property enjoys EXCELLENT TRANSPORT LINKS, a range of local amenities, and close proximity to WELL-REGARDED SCHOOLS, all just a short drive from St Albans City Centre.**

**Guide Price: £900,000**

This generously proportioned family home offers flexible accommodation arranged over two well-balanced floors, extending to approximately 1,807 sq ft of internal space. A welcoming entrance hall leads through to a spacious living room, which flows seamlessly into a bright conservatory, an ideal space for relaxing while enjoying views of the garden. A large kitchen/dining room provides ample space for family meals and social gatherings, with excellent worktop and storage potential. A separate lounge offers a more private retreat, perfect as formal sitting room, or home cinema. Completing the ground floor is a practical utility room and a convenient cloakroom. Upstairs, the first floor offers five well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides excellent flexibility throughout and is well suited to modern family life, entertaining, and home working alike.

Noke Side is conveniently located for Killigrew School, motorway networks M1 and M25 and within a short drive of St Albans.

EPC Rating: D 59  
Council Tax Band: F







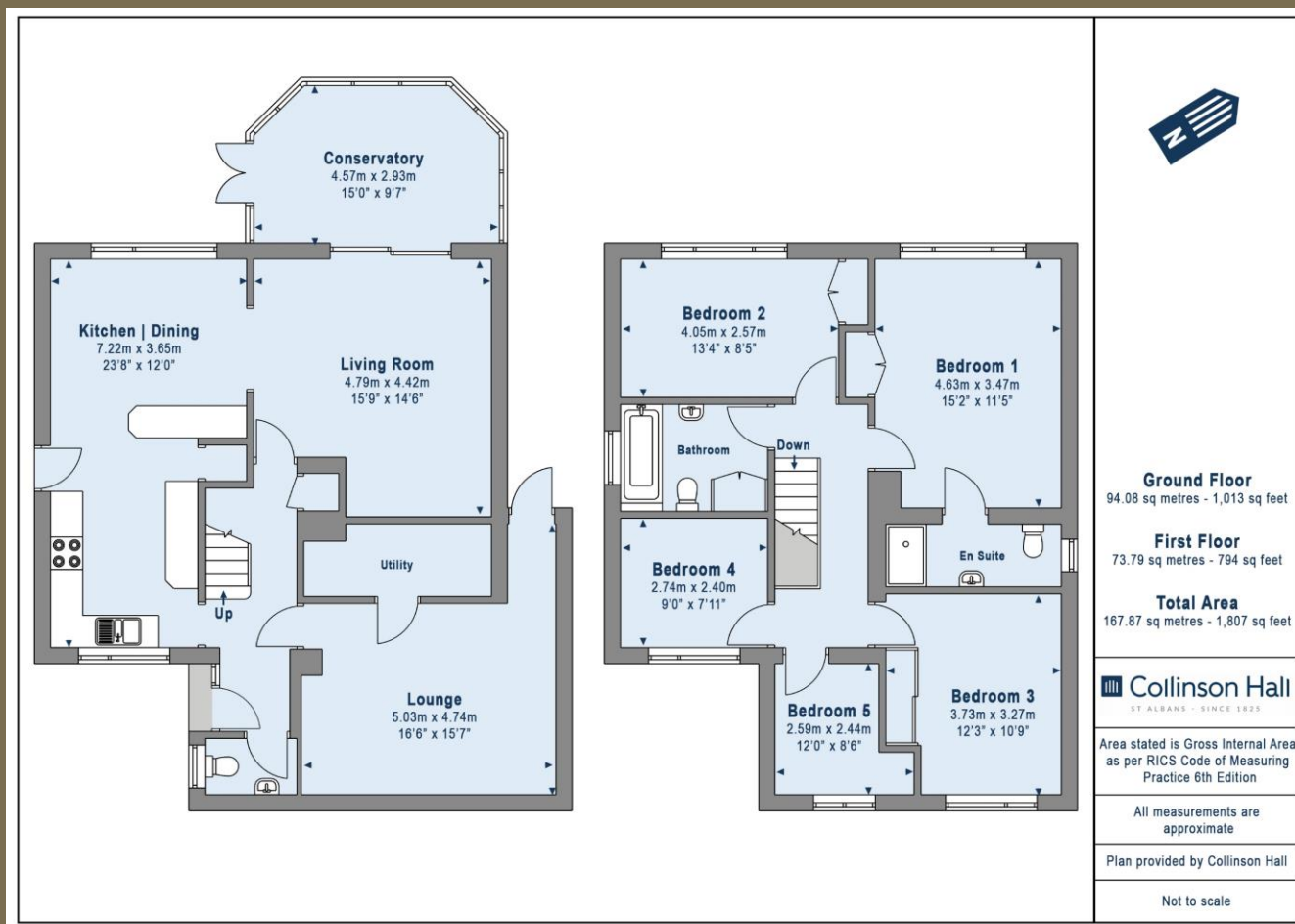












#### PLEASE NOTE

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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