









A DELIGHTFUL example of a spacious CHARACTER PROPERTY located in the highly desirable parish of BERNARDS HEATH, a popular location for families seeking easy access to St. Albans vibrant City Centre, mainline station to London St. Pancras and EXCELLENT JUNIOR SCHOOLING.

**Offers Over: £600,000**

This charming home showcases many original features and is enhanced by a beautiful garden, richly planted with colourful flowers and shrubs. A welcoming entrance hall leads to two well-proportioned reception rooms, the living room with its attractive feature fireplace, and a spacious dining room, together with a well-presented kitchen offering direct access to the garden. Upstairs, there are three good-sized bedrooms along with a family bathroom. Offering over 800 sq. ft. of accommodation, this charming home combines space, character, and convenience, making it a wonderful opportunity not to be missed.

EPC Rating: E 41  
Council Tax Band: D







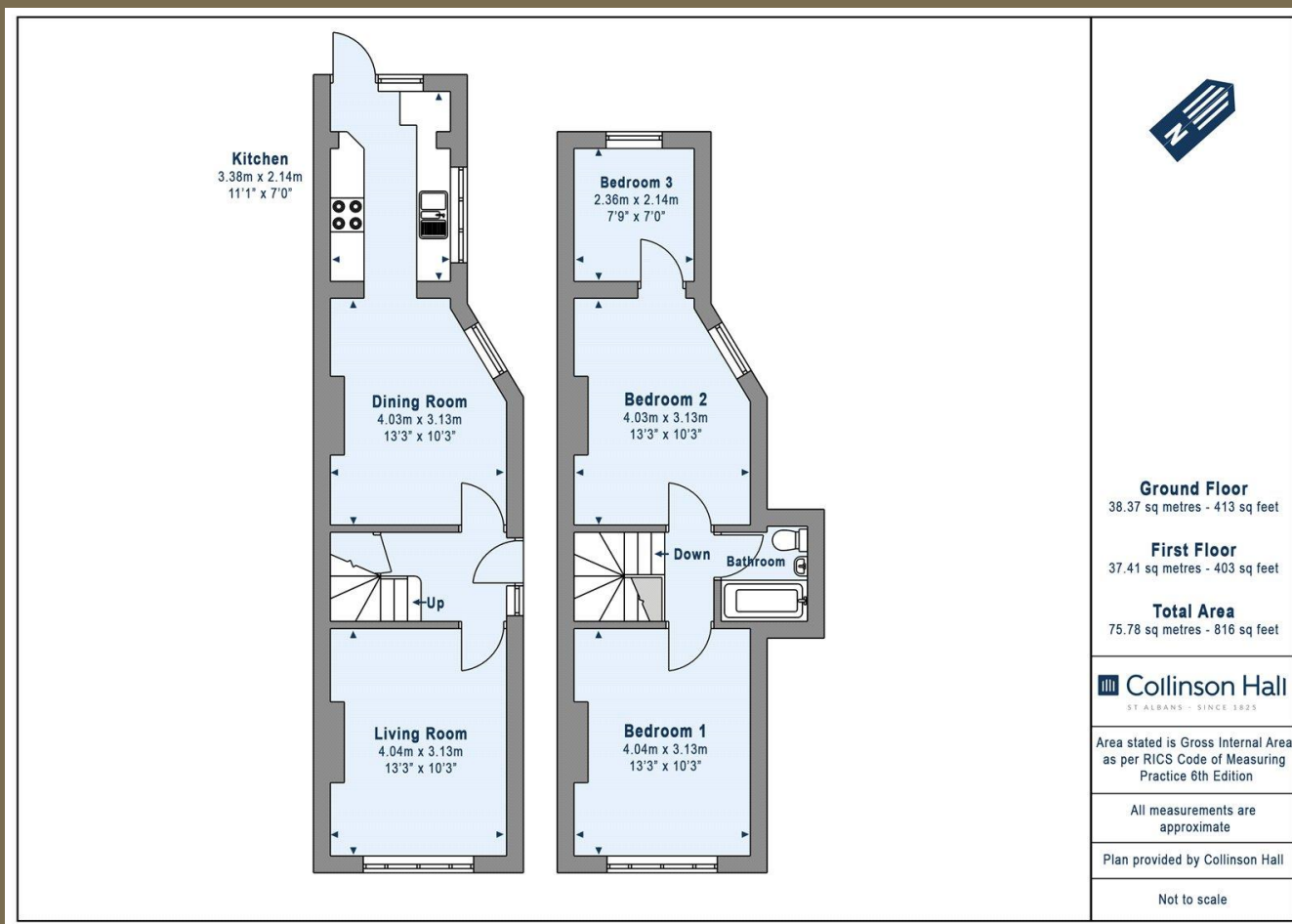












#### PLEASE NOTE

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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