





Positioned within a sought after Avenue CLOSE TO ST. ALBANS VIBRANT CITY CENTRE, Verulamium Park and stunning Cathedral this IMPOSING FAMILY HOME offers GENEROUS LIVING SPACE in excess of 1,800 square feet and is presented in fine order throughout.

Guide Price: £1,150,000

A useful entrance porch opens into a spacious hallway, giving access to two generous reception rooms and a large kitchen/diner. The property also benefits from an oversized integral garage, offering ample space for a family vehicle and convenient access to both the front and rear gardens. Upstairs, there are four well-proportioned double bedrooms, a good-sized fifth bedroom, a family bathroom, and an additional shower room. While the current layout already provides excellent accommodation and generous floor space, the property also offers significant potential for further development to the rear and into the loft (subject to planning). To the front, a wide driveway provides ample off-street parking together with access to the garage

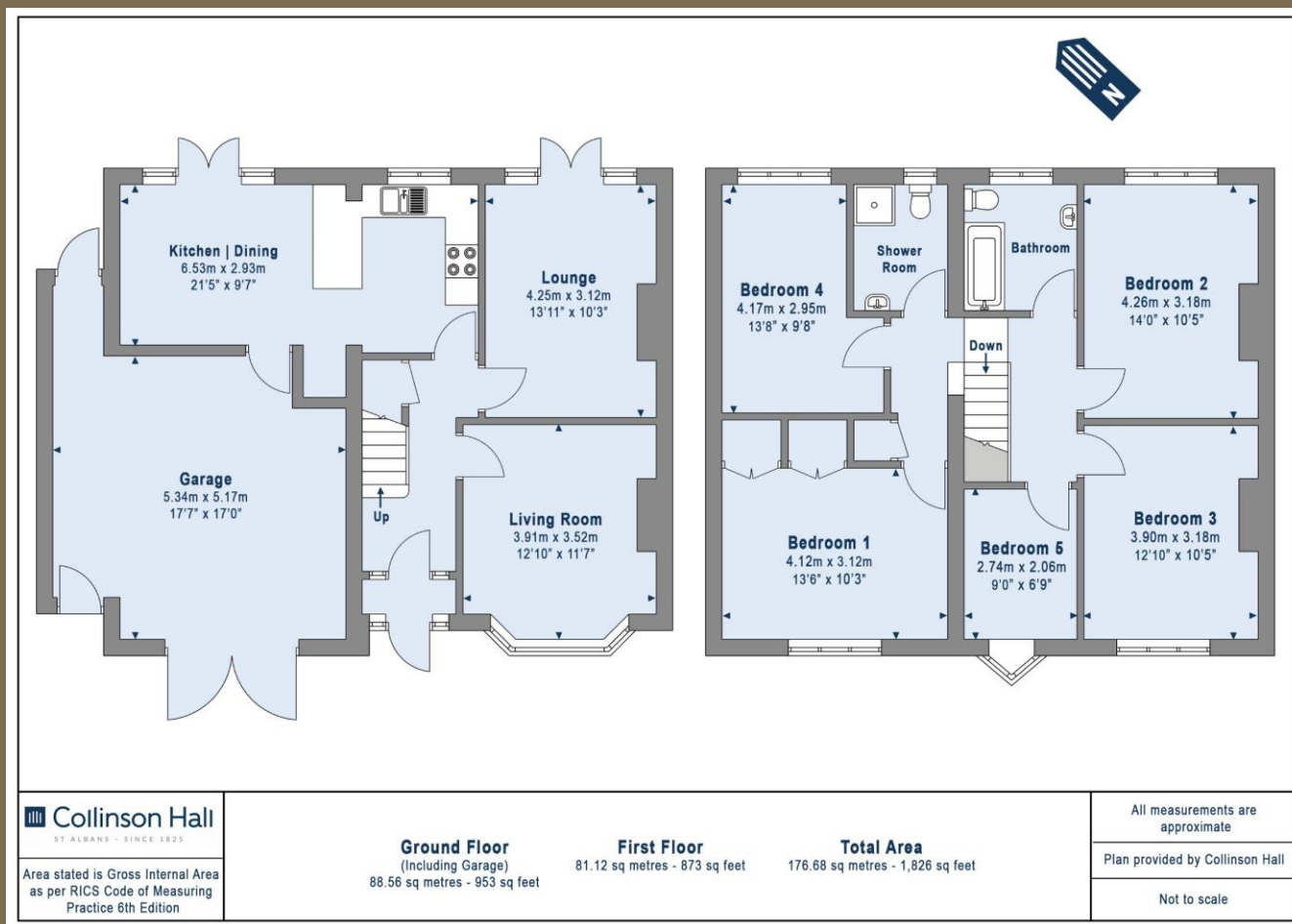
EPC Rating: D 60
Council Tax Band: E











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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