





**A fabulous, DETACHED FAMILY HOME, enviably positioned on a sought-after no-through road with OPEN PARKLAND VIEWS and close to a popular junior school. BEAUTIFULLY PRESENTED throughout, the property offers three generous bedrooms, versatile living space, and OFF-STREET PARKING, making it an ideal choice for families seeking comfort and convenience in a PRIME LOCATION.**

**Guide Price: £875,000**

A welcoming entrance hall leads to a well-appointed, contemporary kitchen, a convenient cloakroom, and a spacious lounge/dining area perfect for family living and entertaining. The three bedrooms are arranged over the first and second floors, complemented by a modern family bathroom and a stylish en suite to the principal bedroom. Outside, the property features a private rear garden with side access, while the front offers an attractive block-paved driveway, set behind elegant wrought-iron fencing. This beautifully presented home perfectly blends style, practicality, and a sought-after setting, ideal for modern family living.

Situated on Royal Road, on the fringes of the ever-popular Fleetville area, this desirable location is renowned for its excellent schooling, vibrant local amenities, and superb transport links, including easy access to St Albans City Station, providing fast and frequent services to London St Pancras International.

**EPC Rating: 77 C**

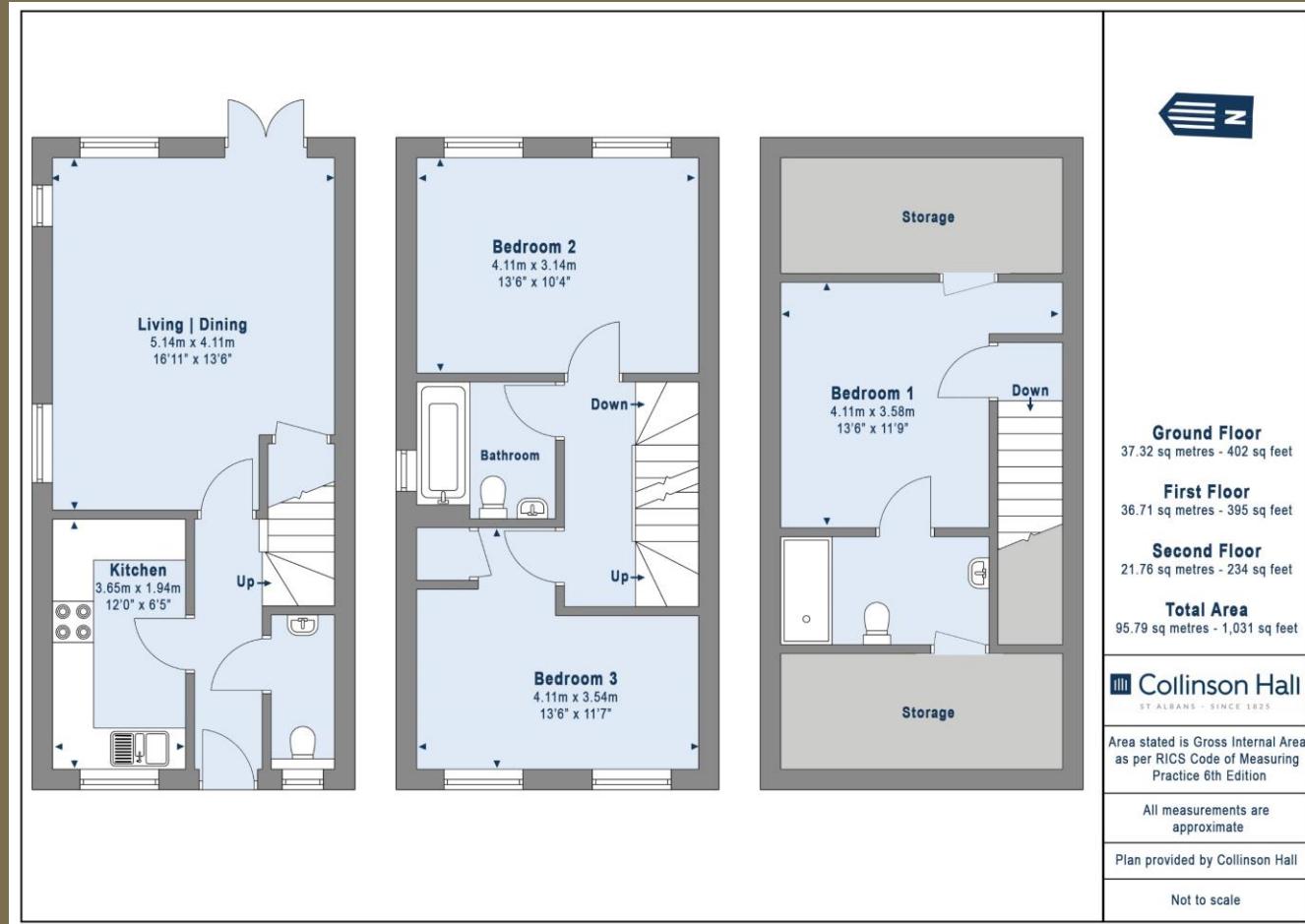
**Council Tax Band: E**











**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.