





A BEAUTIFULLY IMPROVED THREE-BEDROOM terraced home, ideally situated within easy reach of Samuel Ryder Academy, St Albans MAINLINE STATION, offering fast and frequent services to London St Pancras, and a great selection of local amenities. This inviting property combines comfort, convenience and an **EXCELLENT LOCATION**, making it a wonderful choice for modern **FAMILY LIVING**.

Offers Over: £550,000

The property offers a good size entrance hall which opens onto a well presented, light and airy lounge/diner. There is a modern kitchen with a convenient breakfast bar and access onto a great size garden offering plenty of space and seclusion. Upstairs there are three generous bedrooms and a modern family bathroom. The property is finished to a good standard throughout with modern double glazing, newly fitted gas boiler and ample blocked paved hardstanding providing parking for several vehicles. With over 870 square feet of good quality family living space, positioned in a highly regarded residential area this home is certainly not one to miss!

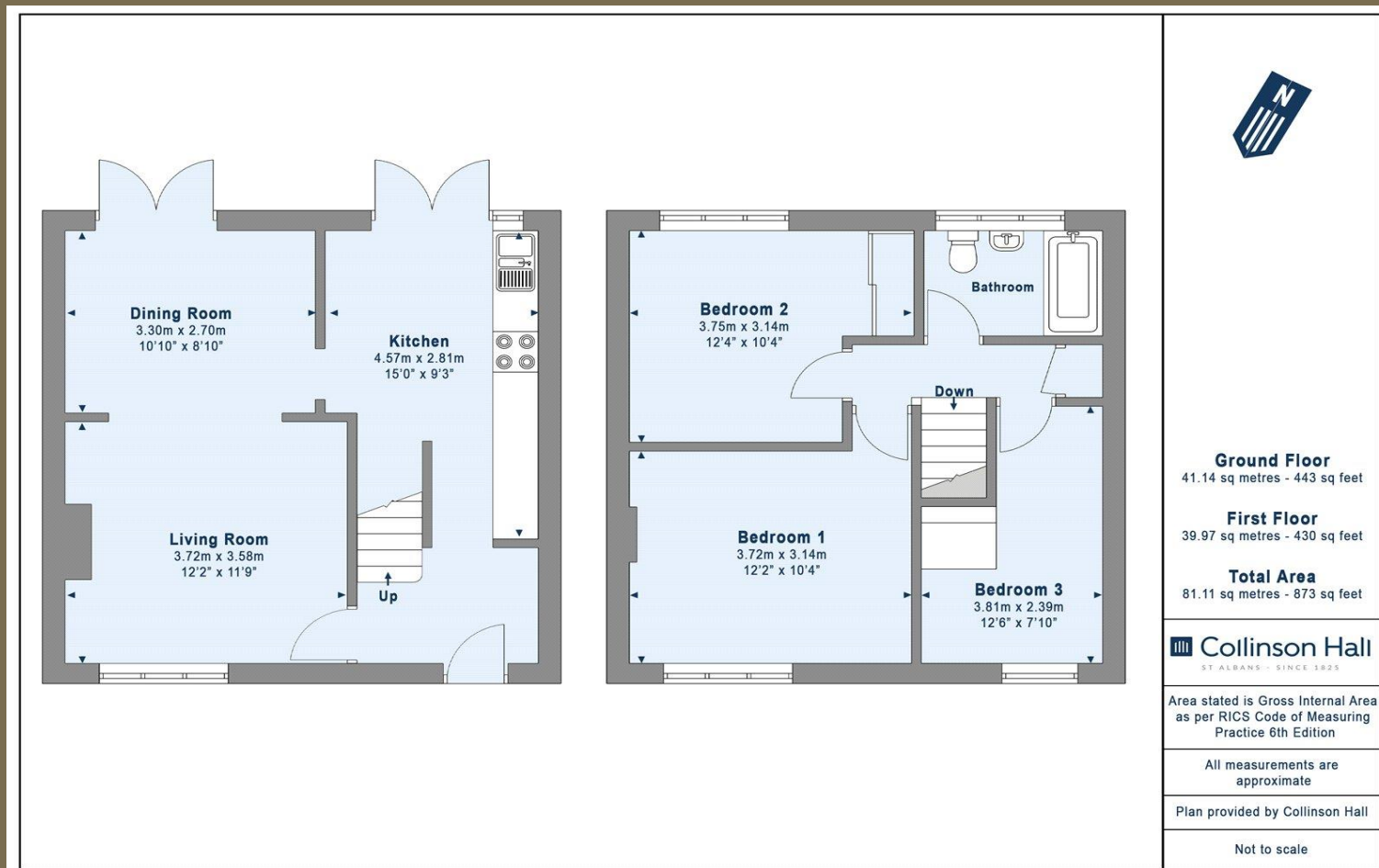
EPC Rating: TBC
Council Tax Band: D











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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