









**A four-bedroom DETACHED FAMILY HOME situated in a QUIET CUL-DE-SAC on the highly sought-after VERULAM DEVELOPMENT, conveniently located for excellent local schooling and the nearby Waitrose.**

**Guide Price: £725,000**

This attractive family home offers over 1,300 sq ft of well-balanced accommodation arranged over two floors. A welcoming entrance hall leads to a spacious living/dining room, cloakroom, and kitchen. The reception space can easily be divided into two comfortable areas, with the living room enjoying sliding patio doors that open onto a landscaped and private rear garden, ideal for both relaxing and entertaining. There are four generously sized bedrooms served by a modern refitted shower room. Outside, the property benefits from a pleasant garden, an attached garage, and a driveway providing additional parking. The home also offers excellent potential to extend, subject to planning permission, and is available with the added advantage of no upward chain.

EPC Rating: TBC  
Council Tax Band: F







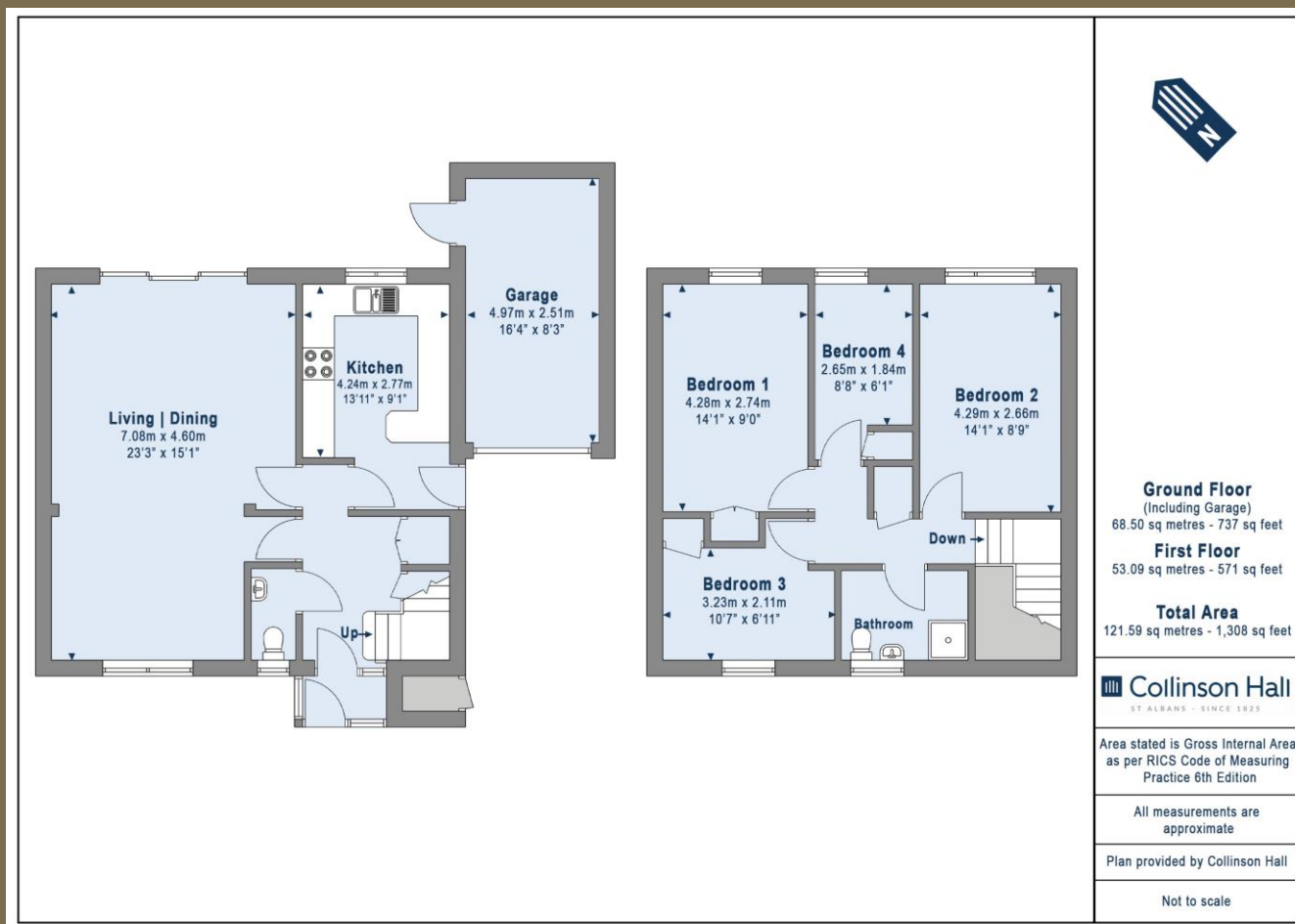












#### PLEASE NOTE

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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