





This delightful one-bedroom FREEHOLD HOME is perfectly positioned in a quiet and tucked-away location with BEAUTIFUL VIEWS ACROSS OPEN PARKLAND. With over 470 sq ft of thoughtfully arranged space spread across two floors, it offers a COMFORTABLE AND INVITING feel, ideal for those looking for a PEACEFUL RETREAT to call their own.

Offers Over: £300,000

On the ground floor, there is a spacious lounge providing plenty of room for both relaxing and dining, alongside a separate fitted kitchen ideal for those who enjoy cooking. Upstairs, the bright and airy double bedroom boasts wonderful open views, creating a calm and inviting retreat.

A real highlight of this home is its superb setting; located on a pedestrianised part of the development, residents can step directly from their front door into expansive green open space, perfect for long walks and enjoying a sense of tranquillity while still being close to excellent local amenities, transport links, and highly regarded schools.

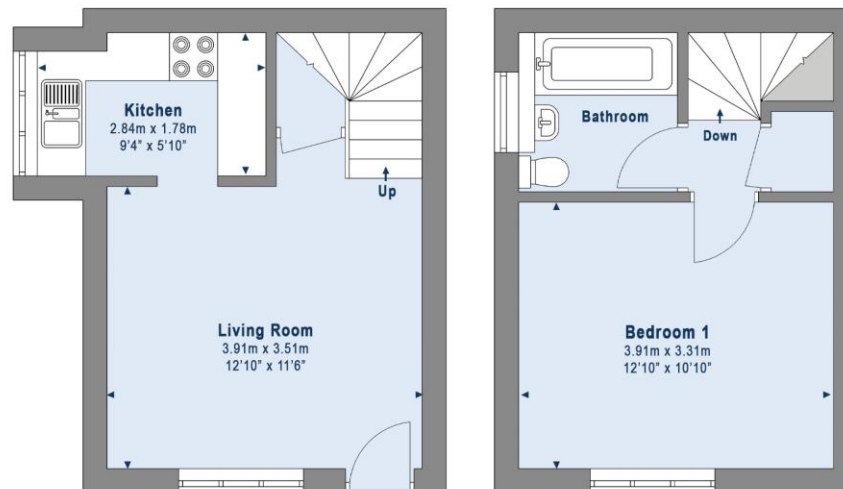
The property also benefits from ample nearby parking and includes a single garage close by. An excellent alternative to a leasehold property, this charming home offers great value with no ground rent or service charges to consider.

EPC Rating: E 39
Council Tax Band: C









Ground Floor
22.79 sq metres - 245 sq feet

First Floor
21.20 sq metres - 228 sq feet

Total Area
43.99 sq metres - 473 sq feet

Collinson Hall
ST ALBANS - SINCE 1825

Area stated is Gross Internal Area
as per RICS Code of Measuring
Practice 6th Edition

All measurements are
approximate

Plan provided by Collinson Hall

Not to scale

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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