









**A FABULOUS TWO-BEDROOM** terraced home, discreetly set within a **MODERN DEVELOPMENT** just off Old London Road. Perfectly positioned within **EASY REACH OF ST ALBANS MAINLINE STATION**, providing fast and frequent connections to London St Pancras, the property also enjoys the convenience of the vibrant **CITY CENTRE JUST A SHORT STROLL** away, while benefitting from **ATTRACTIVE REAR VIEWS** across the old conservation area, Cathedral district, and Abbey.

**Offers in the Region Of: £575,000**

The property provides stylish and convenient accommodation arranged over two floors, beginning with an entrance hall leading to a well-proportioned lounge and a spacious kitchen/diner. Double doors open onto a beautifully designed, low-maintenance rear garden featuring an attractive patio terrace, mature planted borders, and a desirable westerly aspect with views towards St Albans' stunning Cathedral. Gated rear access leads to a residents' parking area, where the property benefits from an allocated space. Upstairs, there are two generous bedrooms, including a principal bedroom with a shower en-suite, along with a further modern bathroom. In total, the home offers approximately 630 sq ft of comfortable and well-presented living space and is offered chain free.

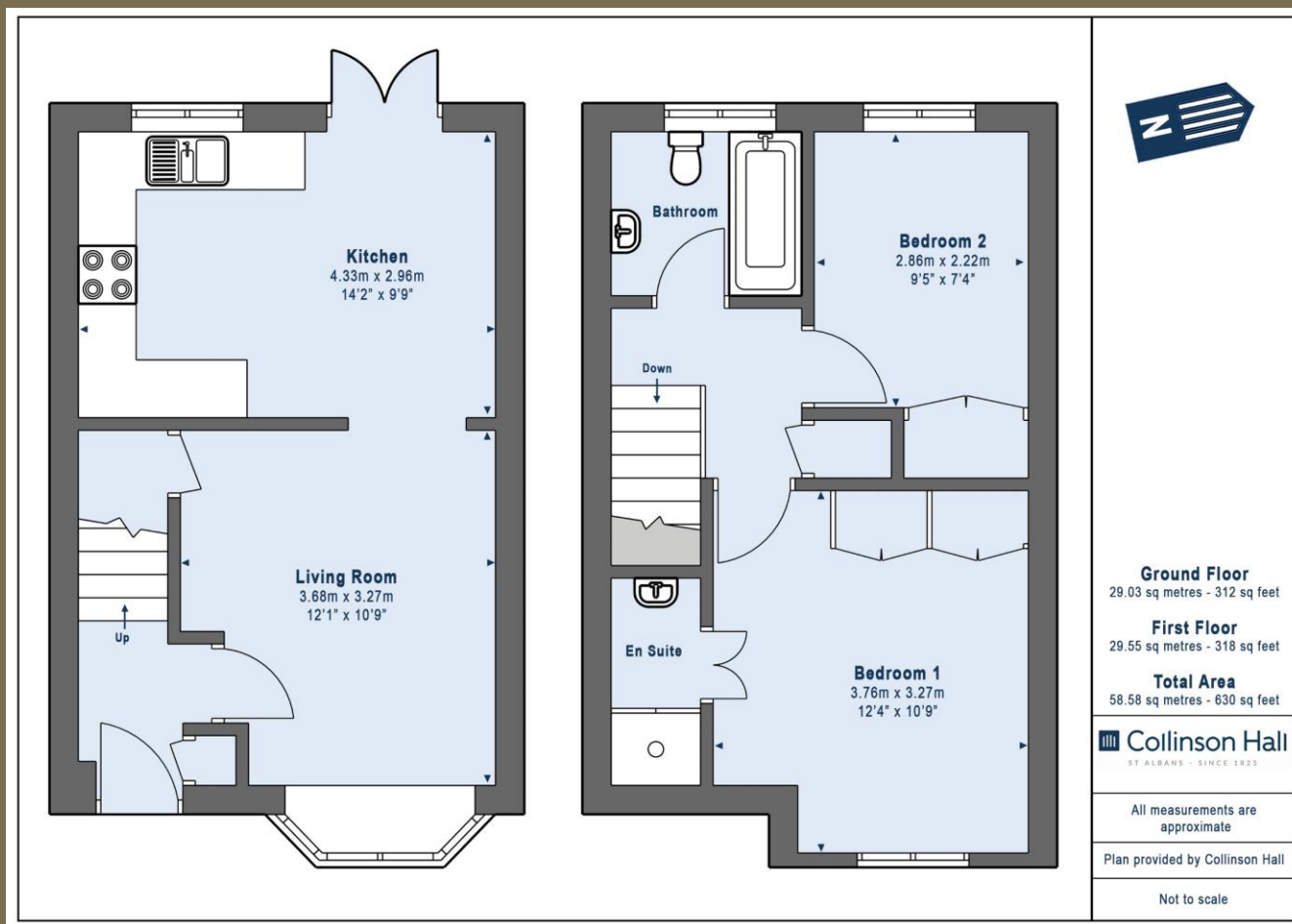
EPC Rating: C 72  
Council Tax Band: D











#### 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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