









**Offered for sale CHAIN FREE, is this FABULOUS PERIOD PROPERTY offering SPACIOUS ACCOMMODATION arranged over two floors and positioned within a SOUGHT-AFTER LOCATION opposite Little Heath Spinney, a wonderful open space and recreation ground.**

**Offers Over: £500,000**

With over 770 square feet of living space and featuring double glazing throughout, this charming terrace cottage boasts a through lounge/dining room, generous kitchen with breakfasting area a first floor bathroom and two good size bedrooms. There is a lovely size rear garden mostly laid to patio providing a low maintenance outdoor space, ideal for entertaining and al fresco dining. There is a selection of mature shrubs and an established Silver Birch tree adding privacy and the garden enjoys a southeast facing aspect. Along with a fabulous view over open grounds the property is perfectly located within a short walk of St. Albans vibrant City Centre and mainline station with regular and fast connections to London St. Pancras.

EPC Rating: D 61  
Council Tax Band: D

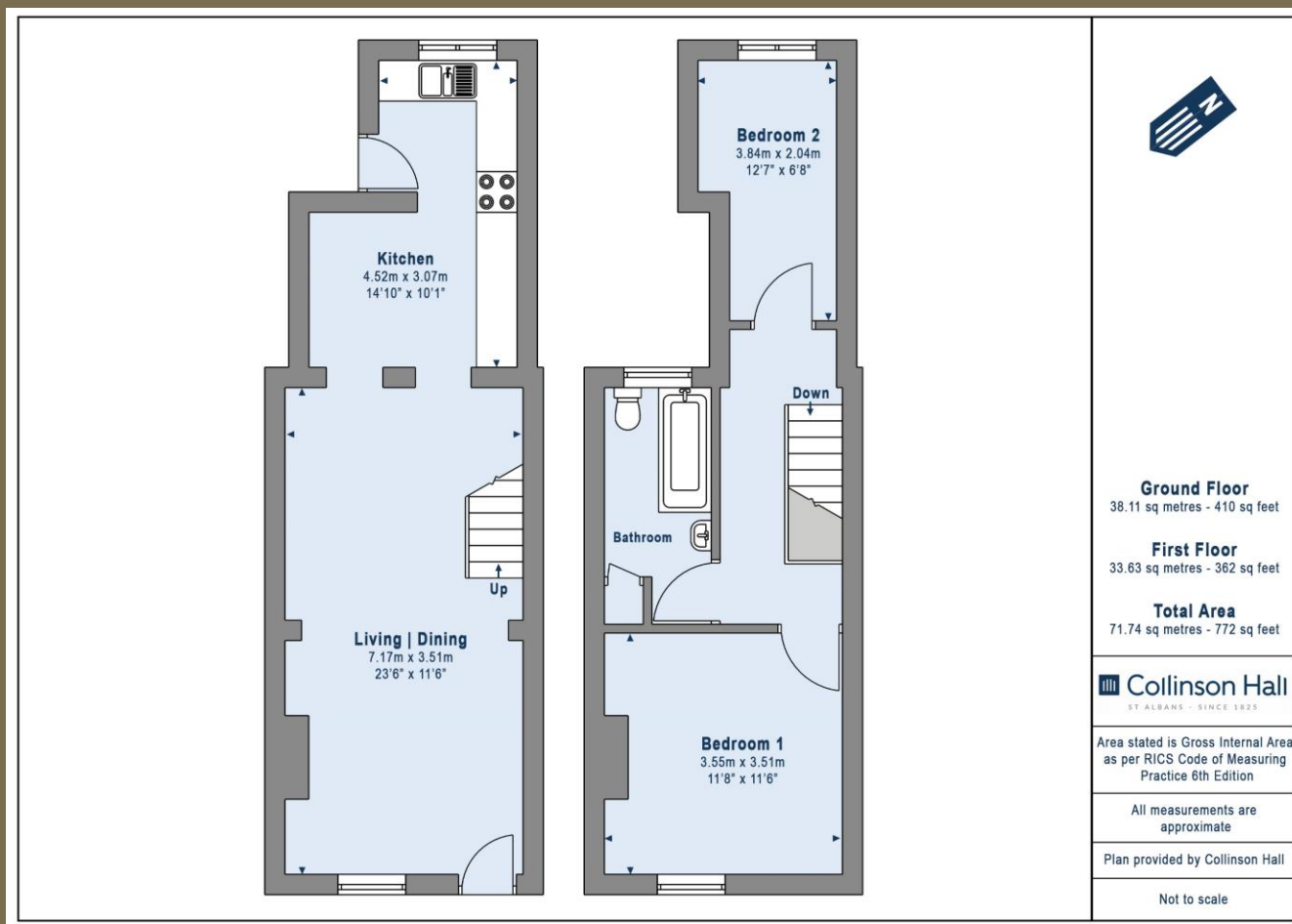












#### PLEASE NOTE

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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