









**Positioned in one of ST ALBANS' MOST SOUGHT-AFTER LOCATIONS, this beautifully presented semi-detached family HOME SITS JUST MOMENTS FROM the highly regarded OAKWOOD AND BEAUMONT SCHOOLS. Behind its classic exterior, the interior reveals an EFFORTLESSLY STYLISH AND CONTEMPORARY LIVING SPACE, thoughtfully designed for modern family life.**

**Offers Over: £1,000,000**

Extending to over 1,220 sq ft, this attractive four-bedroom family home blends original character with generous, well-proportioned accommodation arranged over two floors. A welcoming entrance hallway provides access to a refined lounge, a practical utility/shower room, and an impressive open-plan kitchen and dining area. This exceptional space flows seamlessly into a striking living area with a lofty ceiling, opening directly onto a beautifully landscaped southwest-facing garden, perfect for both everyday living and entertaining. The first floor offers four well-sized bedrooms alongside a stylish family bathroom. Externally, the property benefits from an appealing front garden and private driveway. There is also excellent potential to further extend the home, subject to the usual planning consents.

EPC Rating: D 62  
Council Tax Band: E







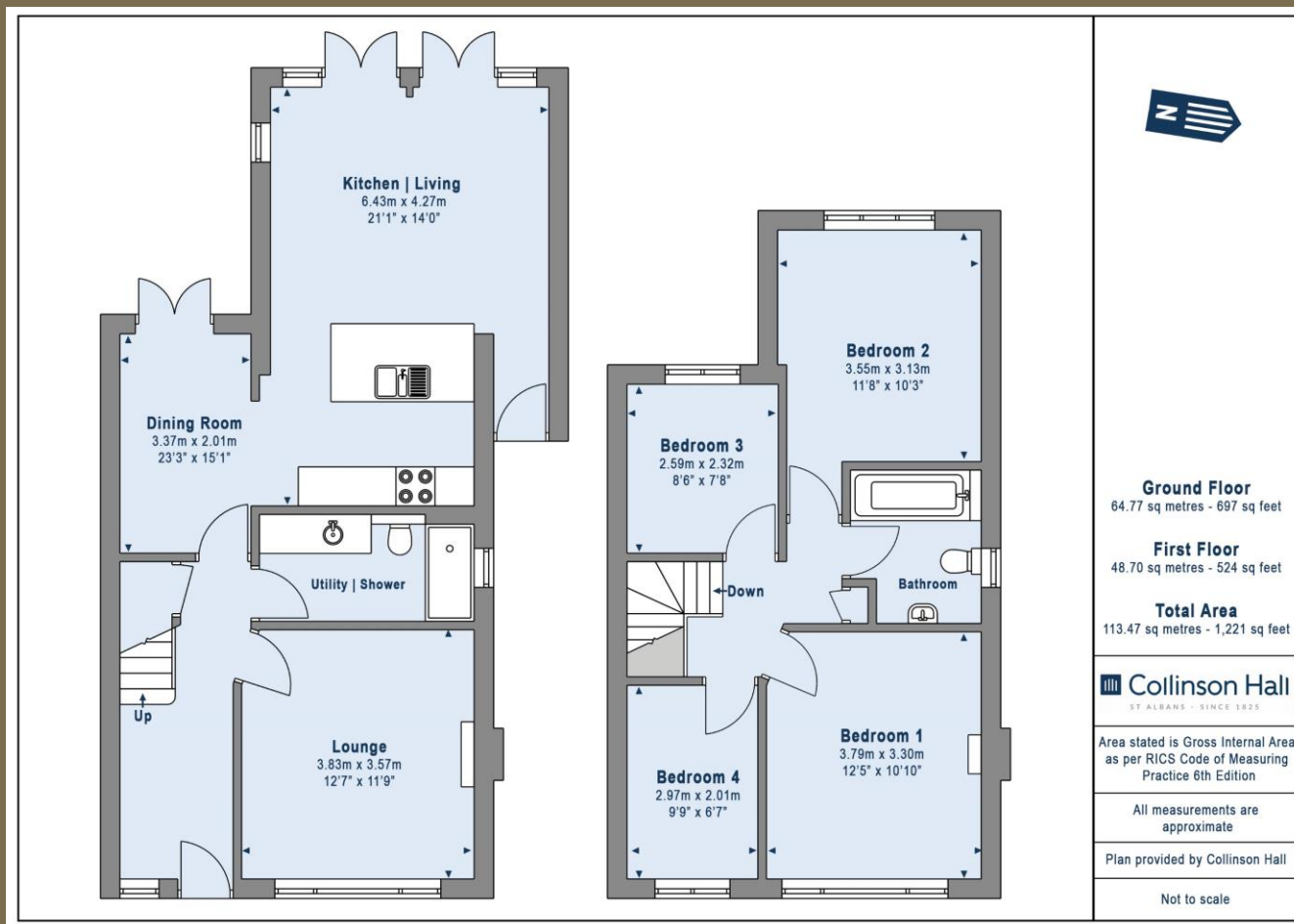












#### PLEASE NOTE

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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk