Collinson Hall

Holyrood Crescent, St. Albans, Hertfordshire, AL1 2LP

BOSCH

A delightful example of a MUCH IMPROVED three-bedroom semi-detached family home, positioned on the FRINGES OF ST JULIANS and enjoying pleasant VIEWS ACROSS OPEN COUNTRYSIDE. The property is well located FOR HIGHLY REGARDED LOCAL SCHOOLING and offers convenient road links, making it an IDEAL CHOICE FOR FAMILIES seeking both a semi-rural setting and everyday accessibility.

Guide Price: £525,000

This spacious home offers well-proportioned accommodation arranged over three floors, providing a total of 1,068 sq ft of living space.
The ground floor comprises a welcoming entrance hall with access to a refitted cloakroom, a modern fitted kitchen with a recently installed gas boiler, and a generous lounge/dining room which flows into a light and airy conservatory, creating a comfortable space for both everyday living and entertaining. The first floor offers two well-sized double bedrooms, complemented by a modern family bathroom, while the second floor is dedicated to an impressive principal bedroom suite featuring a dressing area and en-suite shower room, offering a more private retreat within the home.
Externally, the property benefits from off-street parking, with a driveway to the front for one vehicle and an additional allocated parking space to the rear. The rear garden has been thoughtfully designed with low maintenance in mind, featuring a spacious patio area ideal for outdoor seating, steps leading up to an artificial lawn, and an attractive, mature Silver Birch tree providing a pleasant focal point.

EPC Rating: TBC
Council Tax Band: D

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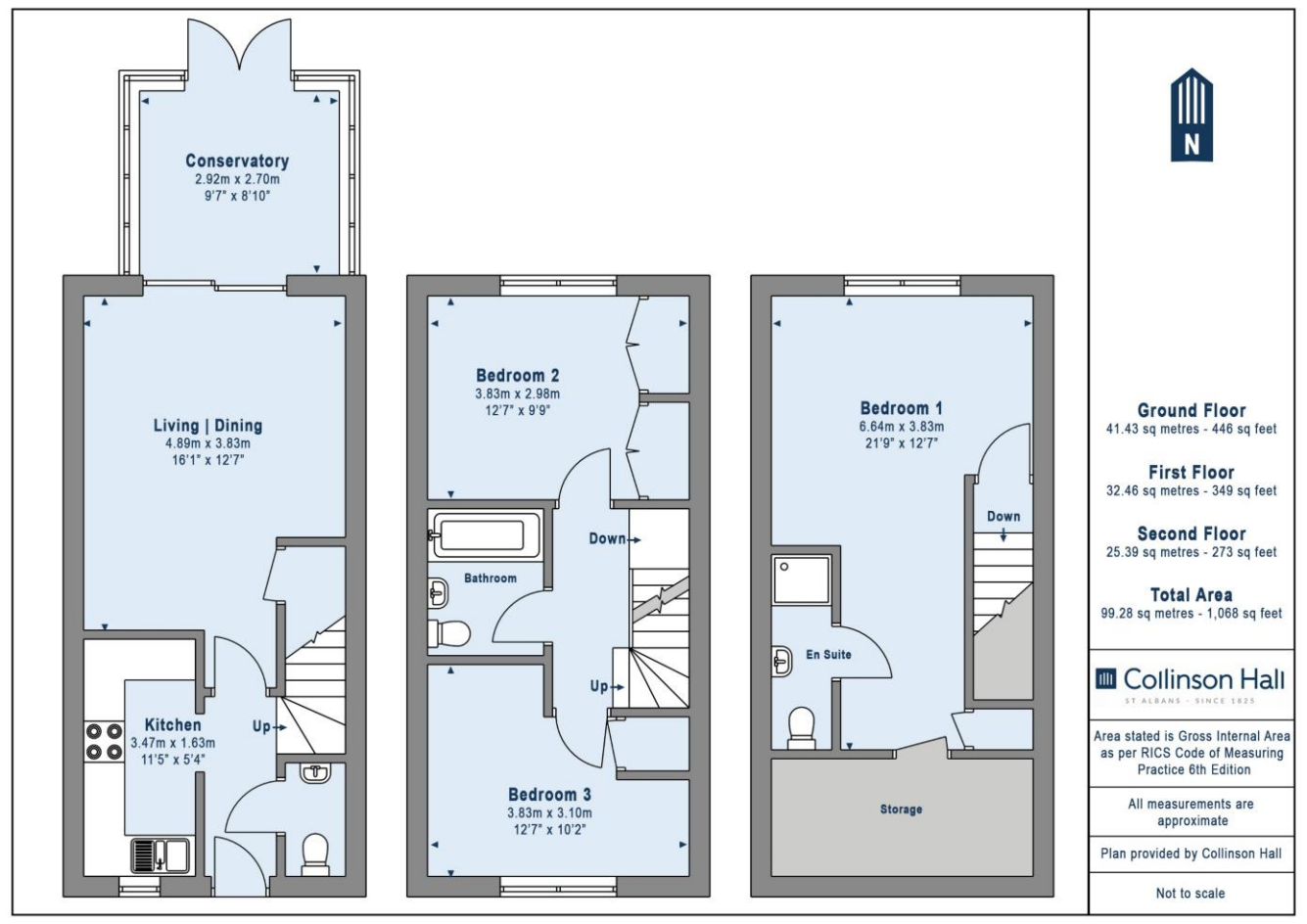

PLEASE NOTE

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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