





A GENEROUSLY SIZED and beautifully presented THREE-BEDROOM FIRST-FLOOR MAISONETTE, set within a popular and CHARACTERFUL CUL-DE-SAC just off Holywell Hill, to the south of the city centre. Offering SPACIOUS AND VERSATILE ACCOMMODATION with the benefit of a SHARE OF THE FREEHOLD, this wonderful home is within walking distance of the vibrant city centre, Westminster Lodge leisure facilities, Verulamium Park, and a wide range of independent shops, cinema, and retail parks, providing an EXCEPTIONALLY CONVENIENT LIFESTYLE LOCATION.

Guide Price: £500,000

Accessed through a private entrance, the home opens into a welcoming central hallway linking all main living spaces. The accommodation comprises a generous reception room perfect for entertaining, a well-proportioned separate kitchen, three comfortable bedrooms, and a family bathroom. The flexible arrangement lends itself well to modern family living, professional buyers, or home-office use.

Outside, residents enjoy plentiful parking, with the property nestled among mature trees that create a calm and secluded environment.

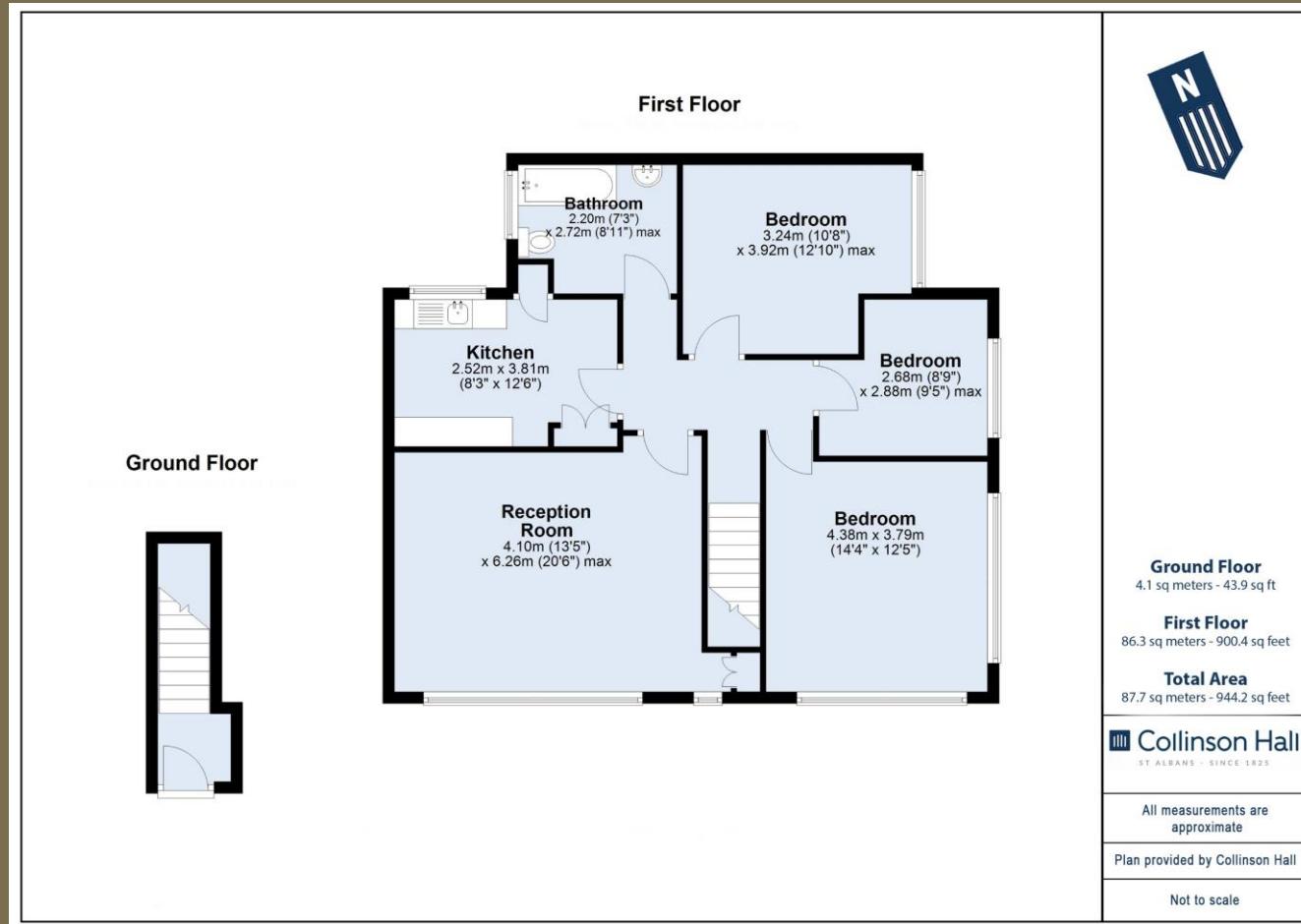
EPC Rating: TBC

Council Tax Band: D

Lease Information: 999 years from 25 December 2002, with 976 years remaining.







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.

