





**Offered for sale with NO UPPER CHAIN, this bright and SPACIOUS FOUR-BEDROOM DETACHED family home is nestled within a popular and well-established development. The property enjoys a SUPERB LOCATION close to a range of excellent amenities, including HIGHLY REGARDED LOCAL SCHOOLS, the beautiful open spaces of VERULAMIUM PARK, a nearby Waitrose supermarket, and CONVENIENT TRANSPORT LINKS with easy access to the M1 and M25.**

**Guide Price: £750,000**

Arranged over two well-proportioned levels, the accommodation opens with a welcoming entrance hall, guest cloakroom/shower room, a generous sitting/dining room ideal for everyday living and entertaining, a fitted kitchen, and a versatile third reception room perfect as a home office, snug, or playroom. The first floor offers four comfortable bedrooms, a family bathroom, and access to a practical loft space.

Outside, the property benefits from off-road driveway parking, a useful garage, and a beautifully maintained, south-facing rear garden that is ideal for relaxing, dining al fresco, and enjoying the sun throughout the day.

EPC Rating: TBC

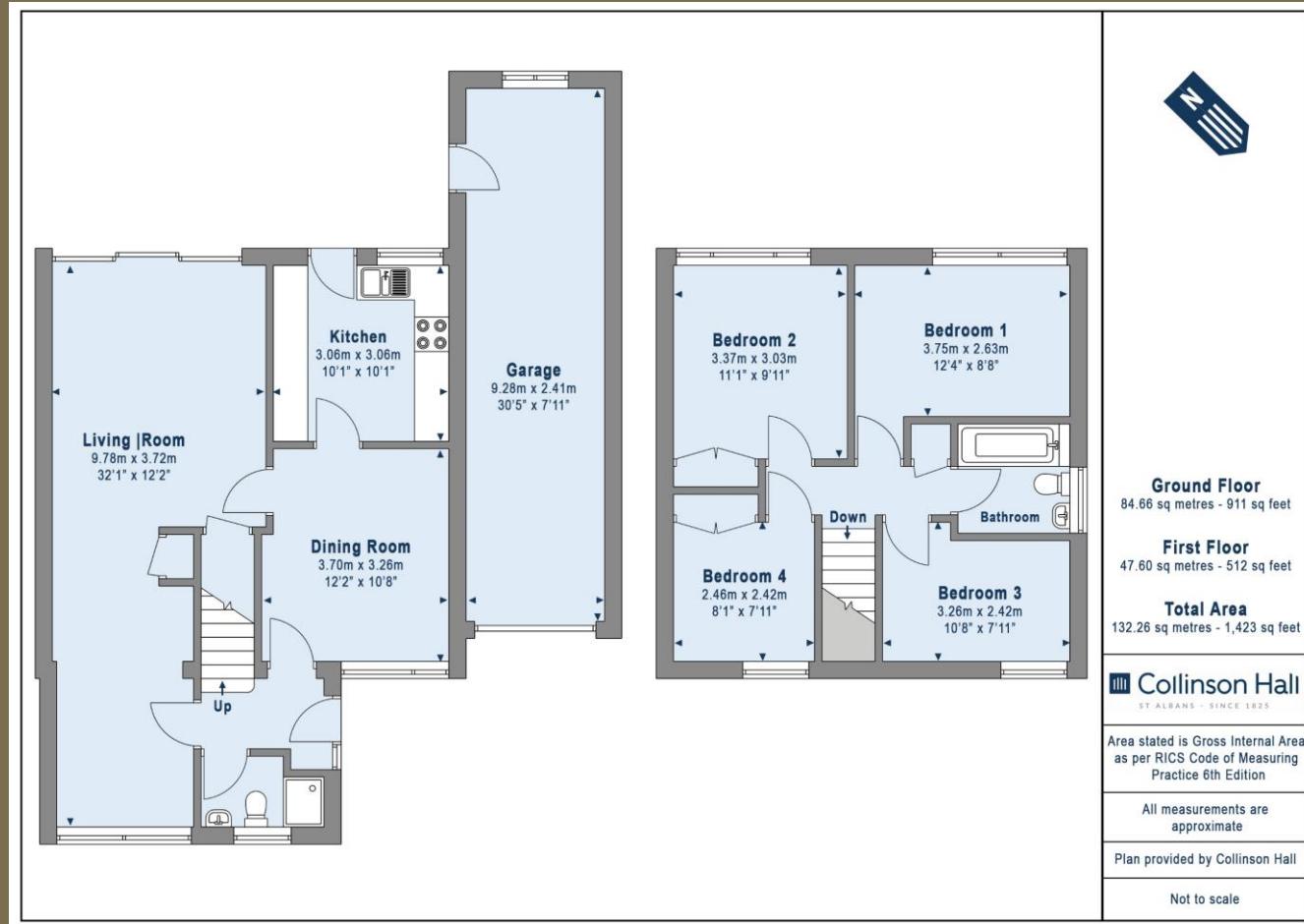
Council Tax Band: F











**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.