





A DELIGHTFUL and spacious THREE BEDROOM family home positioned within a QUIET AND POPULAR LOCATION near favoured junior and secondary schooling, local shops and mainline station to London St. Pancras.

Guide Price: £525,000

The accommodation is arranged over two floors, and on entry, you are greeted by a good-sized entrance hall with a fitted cloakroom and access to a generously proportioned lounge. Double doors flow through to a comfortable dining room with access to a modern kitchen and a pleasant conservatory.

The first floor offers three comfortable bedrooms with two benefiting from fitted wardrobes, along with ample storage on the landing, a modern shower room and access to a loft for further storage. Outside, the gardens are well-tended, mature and generously stocked, with the rear garden in particular enjoying a southerly aspect. At the rear of the garden is a garage, while the front offers ample residents' parking.

New House Park is situated to the southeast side of St Albans in a turning to be found just off London Road providing easy access to motorway links and within a short drive of the city centre with its wide range of shopping and leisure facilities as well as the mainline railway station linking to London St Pancras.

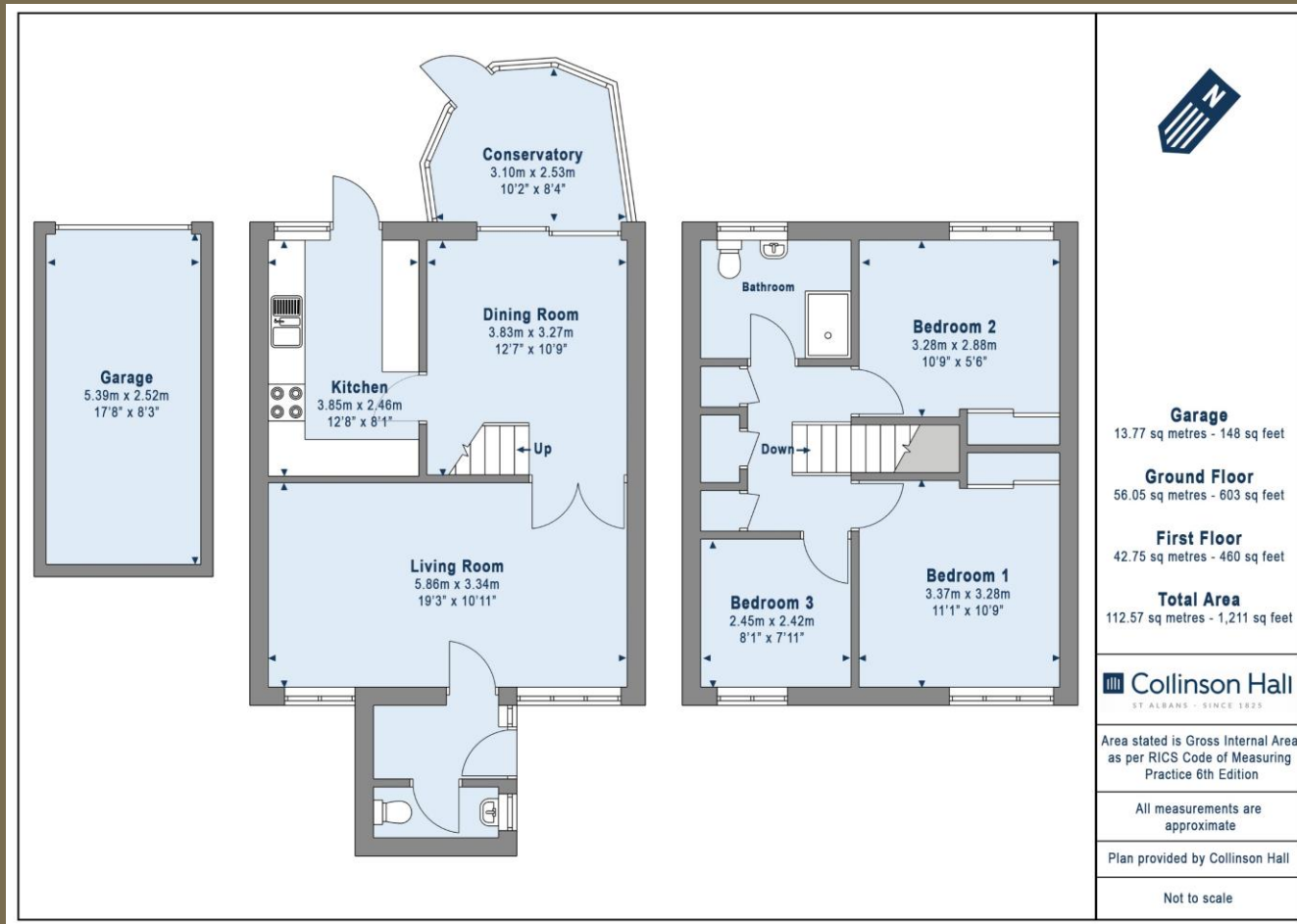
EPC Rating: D 64
Council Tax Band: D











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.



collinsonhall.co.uk

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