





Tucked away in a **PEACEFUL CUL-DE-SAC**, this **CHARMING FAMILY HOME** offers beautifully balanced living space across two floors, with nearly **1,200 SQUARE FEET TO ENJOY**. Ideally situated, the property is just a **SHORT STROLL** from St. Albans' vibrant city centre and close to highly regarded junior and secondary schools, making it perfect for family life.

**Guide Price: £550,000**

This beautifully updated home has been thoughtfully improved over the years, offering three generous double bedrooms, a spacious lounge/diner, and an extended kitchen/breakfast room, perfect for modern family living. A welcoming hallway leads to a stylishly re-fitted cloakroom, while upstairs is complemented by a contemporary family bathroom.

The upgraded kitchen is both practical and inviting, and outside you'll find a private, enclosed garden with access to a garage and additional off-street parking. To the front, a green and leafy outlook creates a peaceful, pedestrian-friendly setting.

Canberra Close is ideally situated, with convenient local amenities such as Tesco Express and Majestic Wines just a short stroll along Beech Road. St Albans City Centre lies only 1.3 miles away, offering a wider selection of shops, restaurants, and excellent transport links. At the end of the road, Beech Bottom Dyke provides a peaceful green retreat, with woodland and open fields perfect for walking and leisure.

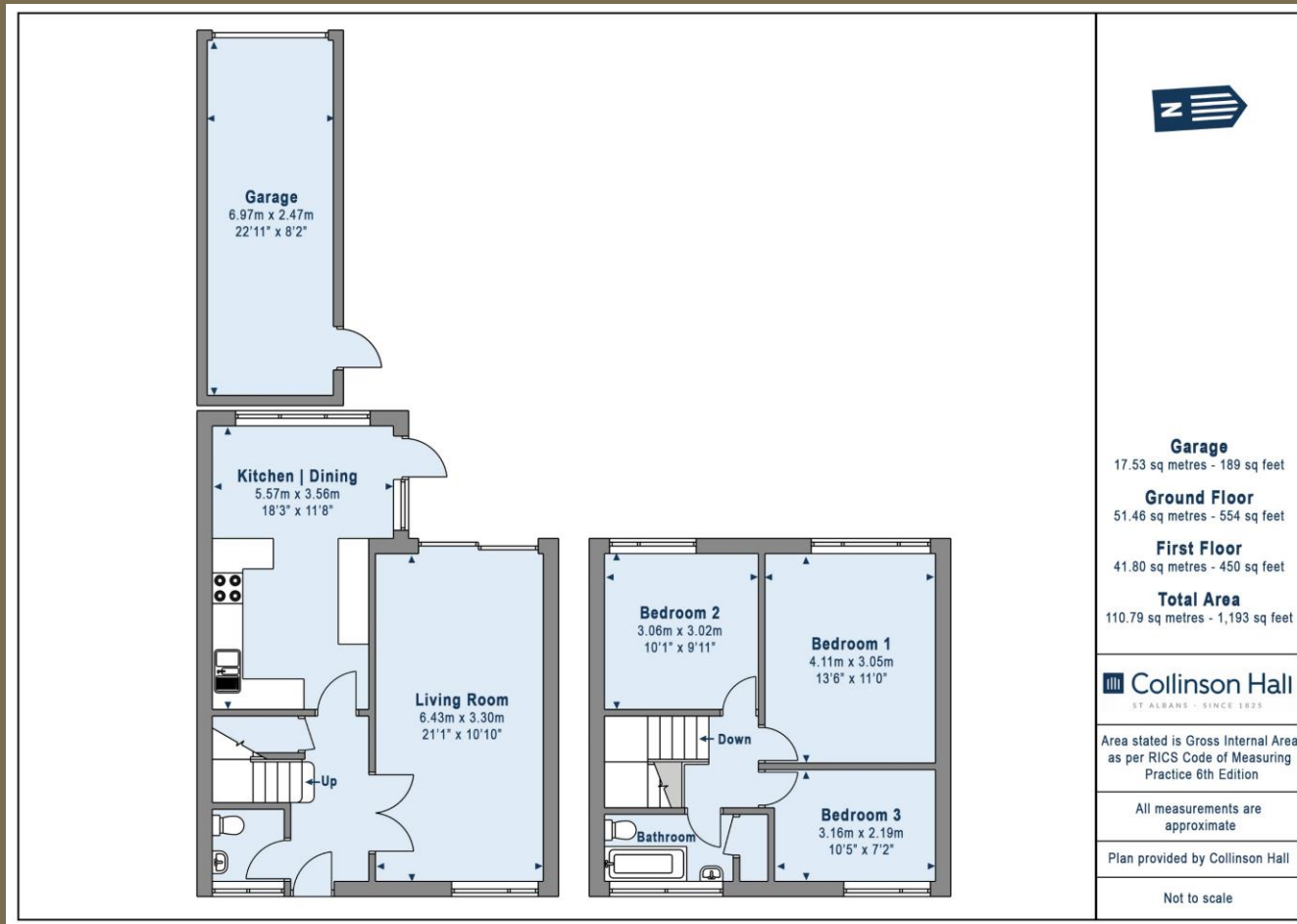
EPC Rating: C 76  
Council Tax Band: D











**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.



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