





A charming END-OF-TERRACE HOME set within a QUIET PRIVATE CUL-DE-SAC, offering PARKING and convenient access to St Albans mainline station, with fast and frequent links to London St Pancras. The property is also within easy walking distance of EXCELLENT LOCAL AMENITIES, including Morrisons, independent shops, cafés, restaurants, and pubs, as well as HIGHLY REGARDED primary and secondary schools.

Guide Price: £500,000

This spacious and beautifully presented home offers over 600 sq ft of stylish living space, arranged across two floors, and is set on a generous corner plot, with excellent potential for side and rear extensions (subject to the usual consents).

The property features a well-proportioned entrance hall leading to a modern kitchen, along with a bright and spacious lounge/diner with double doors opening onto an attractive rear garden. On the first floor are two generous double bedrooms and a family bathroom. Further benefits include gated side access and the rare advantage of three allocated parking spaces.

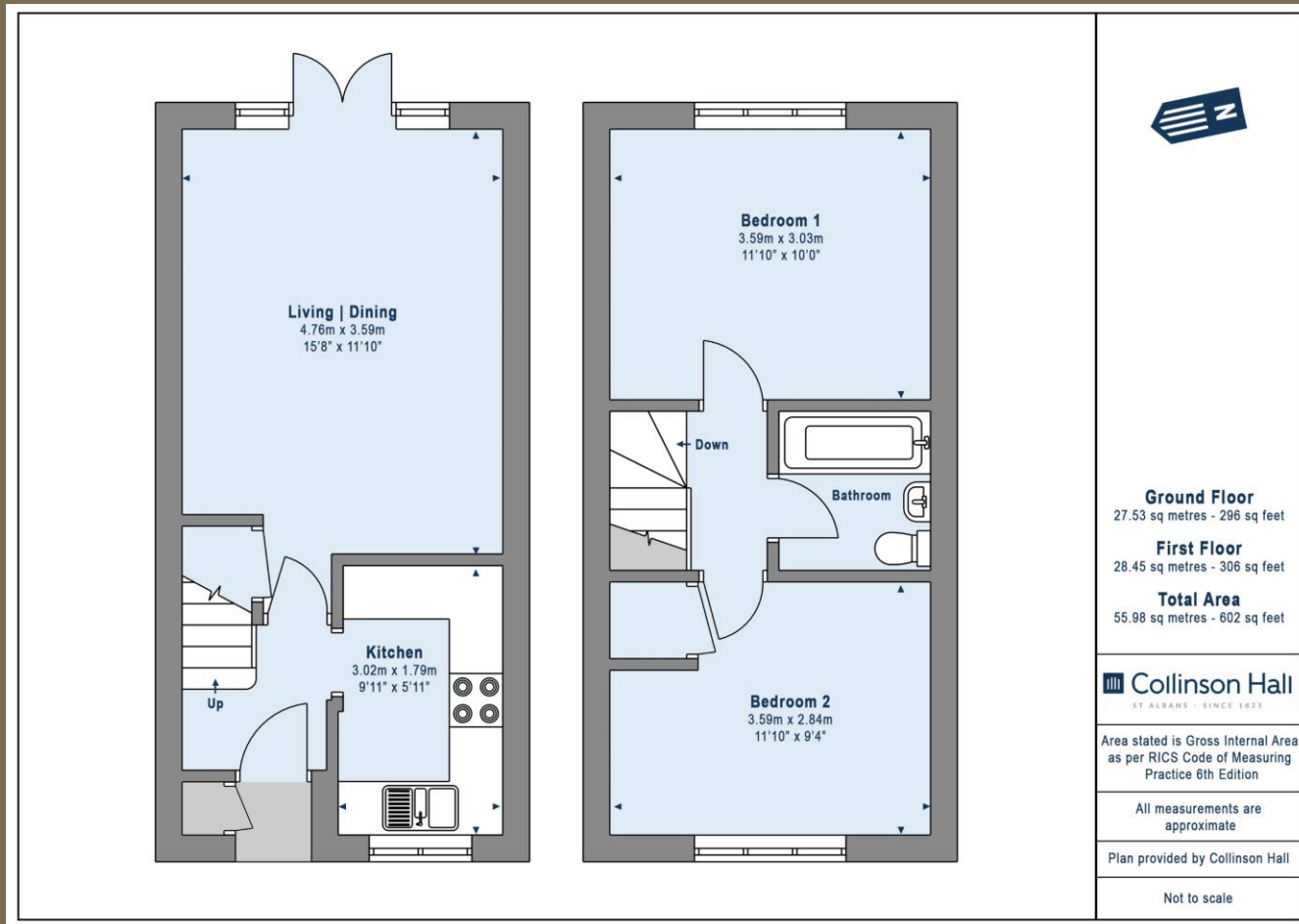
EPC Rating: E 53
Council Tax Band: D











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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