





A DELIGHTFUL AND SPACIOUS three-bedroom FAMILY HOME in the sought-after New House Park area of St Albans, close to excellent schools, local amenities, the mainline station and transport links, with the **ADDED BENEFIT OF A GARAGE.**

Guide Price: £525,000

This charming and well-presented home offers over 1,250 sq ft of spacious and versatile accommodation, ideal for modern family living. The ground floor features a welcoming entrance hall with cloakroom, two generously sized reception rooms, a bright conservatory overlooking the garden, and a modern fitted kitchen with ample storage and workspace.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom, providing comfortable accommodation for families and those working from home alike. Externally, the property enjoys an attractive frontage, a low-maintenance rear garden perfect for outdoor entertaining, and the added benefit of a garage and a dedicated parking space.

New House Park is ideally positioned close to highly regarded primary and secondary schools, local shopping facilities and excellent public transport links into the city centre. The property is also conveniently located for the mainline station with direct services to London St Pancras, as well as easy access to the M25 and M1 motorways.

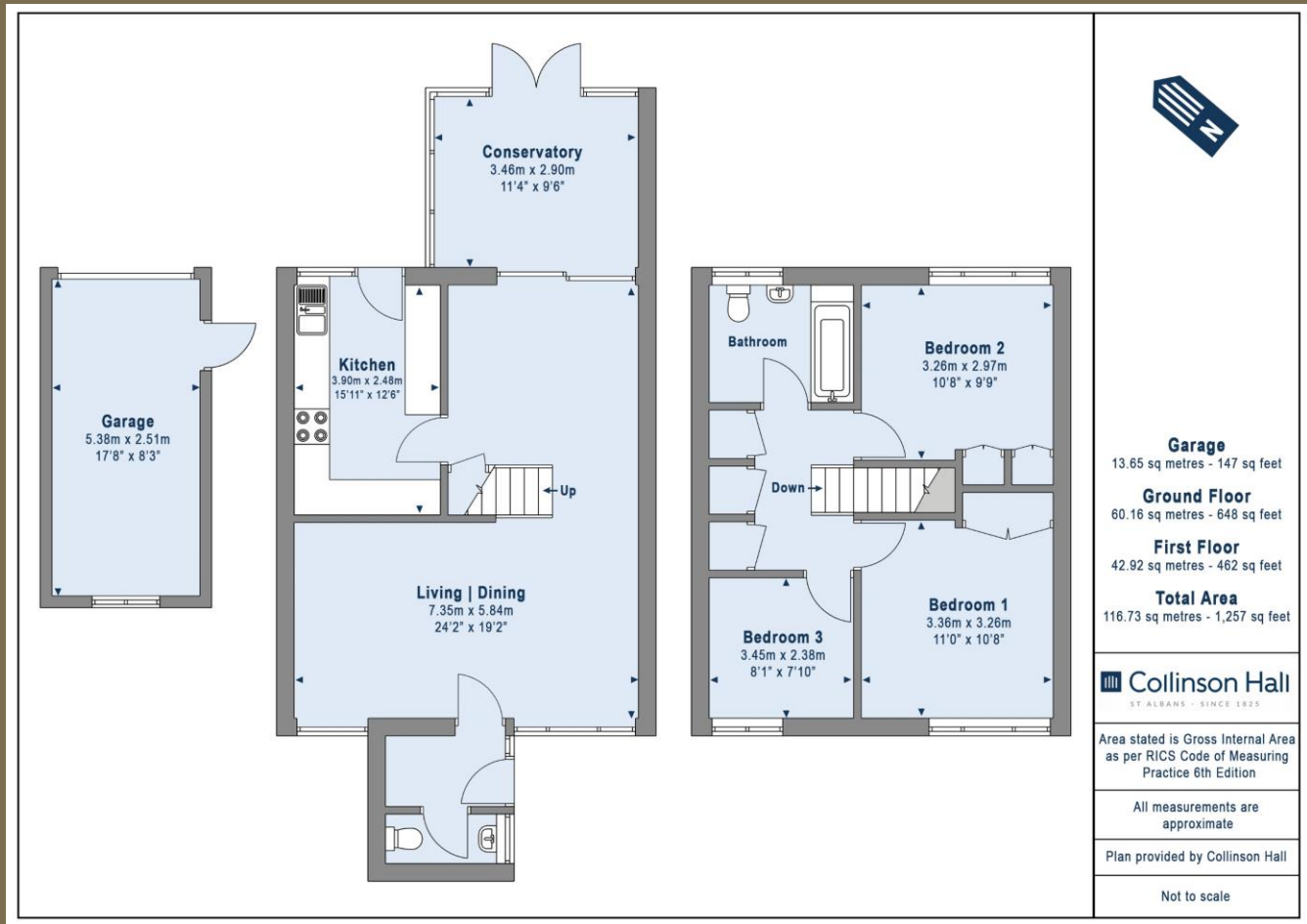
EPC Rating: D 60
Council Tax Band: D











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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