





Occupying a **GENEROUS PLOT** in a **HIGHLY CONVENIENT LOCATION**, this substantial detached home presents a **RARE OPPORTUNITY** to create a truly exceptional family residence, with a **LARGE REAR GARDEN** and considerable scope for extension and remodelling, subject to the necessary consents. St Albans City station, the city centre and a wealth of local amenities are all **WITHIN EASY REACH**.

**Guide Price: £1,250,000**

This mature detached home is offered with no upper chain and provides over 1400 square feet of living space comprising of two generous reception rooms, kitchen, cloakroom and a spacious entrance hall. Upstairs there are three generous bedrooms and a family bathroom.

Outside the property offers a mature and substantial rear garden enjoying a southerly aspect and provides ample space for significant extension subject to planning. There is an attached garage with useful storeroom and the front garden provides off street parking. Seymour Road is ideally located within a short walk of the city centre and locally highly regarded schooling.

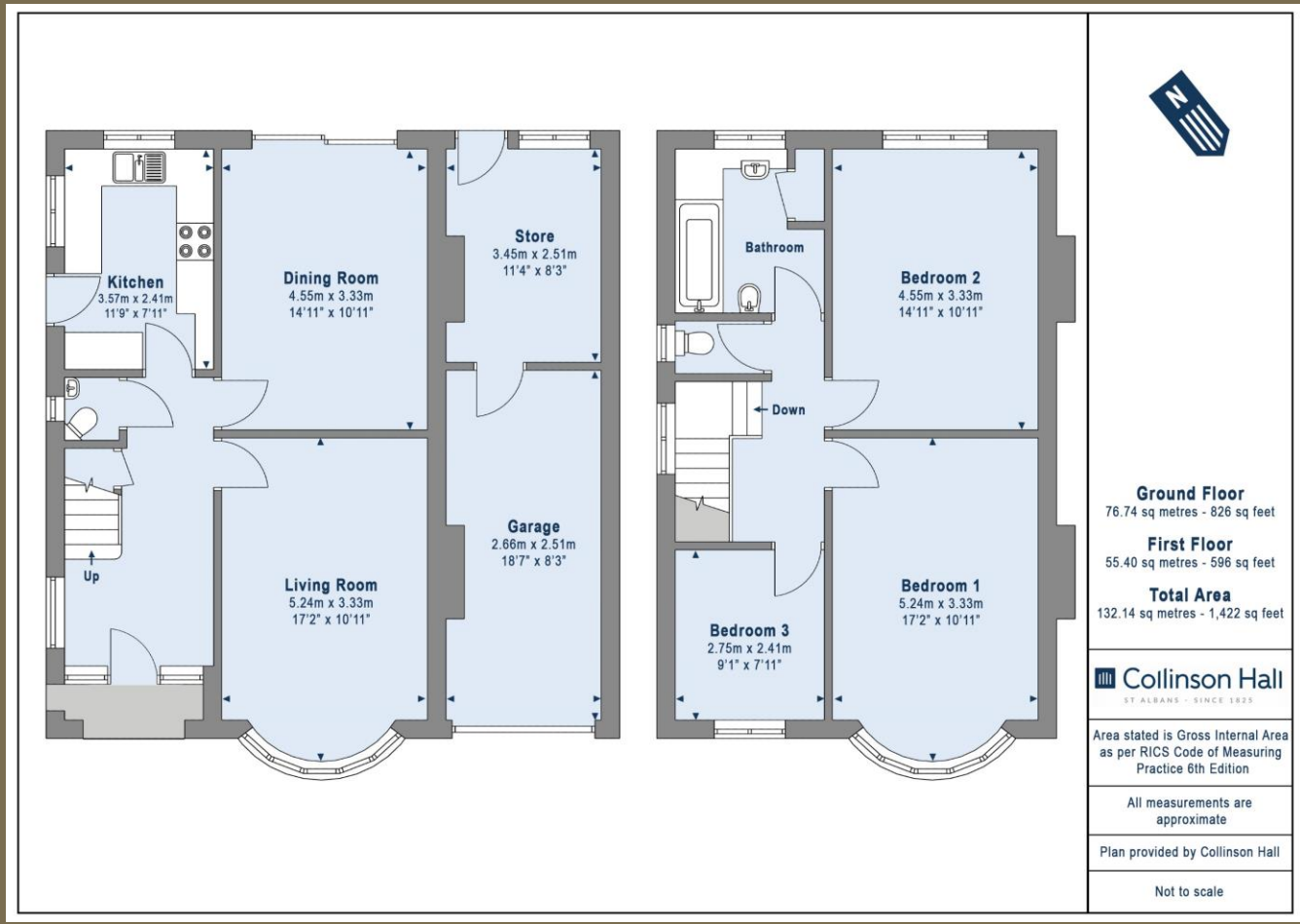
EPC Rating: TBC  
Council Tax Band: F











**Collinson Hall**  
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area as per RICS Code of Measuring Practice 6th Edition

All measurements are approximate

Plan provided by Collinson Hall

Not to scale

**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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