





A spacious and BEAUTIFULLY PRESENTED four-bedroom semi-detached FAMILY HOME, ideally situated on this SOUGHT-AFTER MODERN DEVELOPMENT CLOSE to the Warner Bros. Studios. The property is also within a SHORT WALK of the stunning, award-winning LEAVESDEN COUNTRY PARK and a range of convenient local AMENITIES AND SHOPS.

Guide Price: £650,000

Beautifully maintained throughout, the property offers a welcoming entrance hall with access to a cloakroom, a modern kitchen/breakfast room, and a generous lounge with double doors opening onto a private and secluded rear garden. The former garage has been thoughtfully converted to provide additional living accommodation, currently arranged as a playroom, whilst retaining useful storage and utility space.

Upstairs, the home continues to impress with four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a stylish family bathroom.

Externally, the property benefits from a low-maintenance rear garden, together with a block-paved driveway to the front offering off-street parking and an EV charging point. The property is ideally situated for access to Watford town centre, highly regarded local schools, and excellent transport links.

EPC Rating: C 79

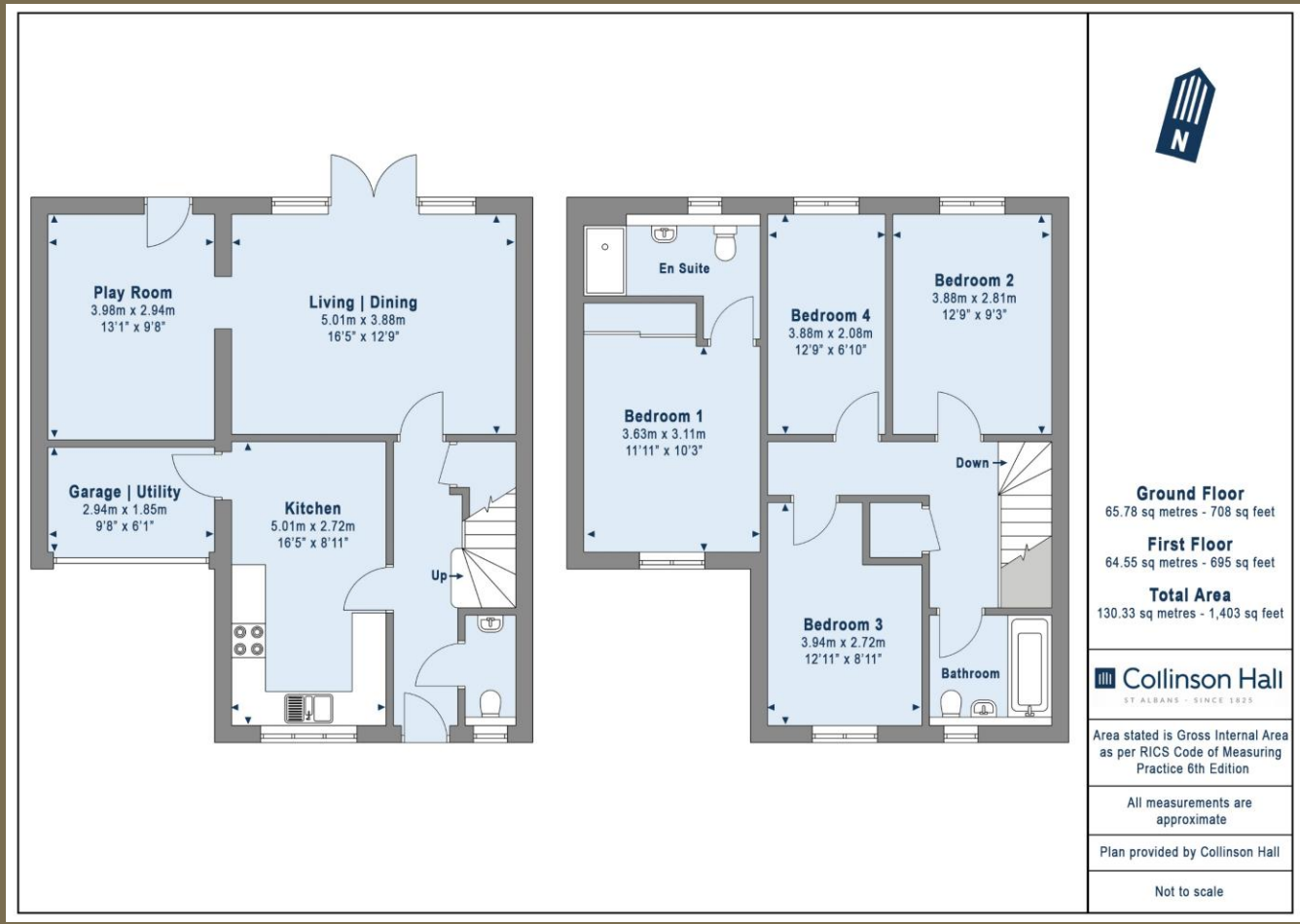
Council Tax Band: E











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.



collinsonhall.co.uk

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