





An impressive and BEAUTIFULLY PRESENTED four-bedroom townhouse, set within a SOUGHT-AFTER DEVELOPMENT and offering STYLISH, VERSATILE ACCOMMODATION just moments from excellent local amenities, HIGHLY REGARDED SCHOOLS, the mainline railway station and the city centre.

Offers Over: £475,000

A beautifully presented modern home arranged over three floors, offering flexible accommodation, a stylish open-plan layout and a distinctive contemporary feel. The ground floor provides a welcoming entrance area, with access to a versatile study or fourth bedroom, a useful utility/shower room and an integral garage. This level lends itself well to working from home, guest accommodation or additional practical space. The first floor is the real heart of the home, featuring a bright and contemporary open-plan kitchen, living and dining area. With windows to both ends, the space is bright and inviting, creating a sociable setting ideal for both everyday living and entertaining. The second floor comprises three bedrooms and a modern family bathroom. The principal bedroom is generously proportioned, while the two further bedrooms offer excellent flexibility for children, guests or home working. Externally, the property enjoys access to well-tended communal grounds, a private driveway and ample visitor parking.

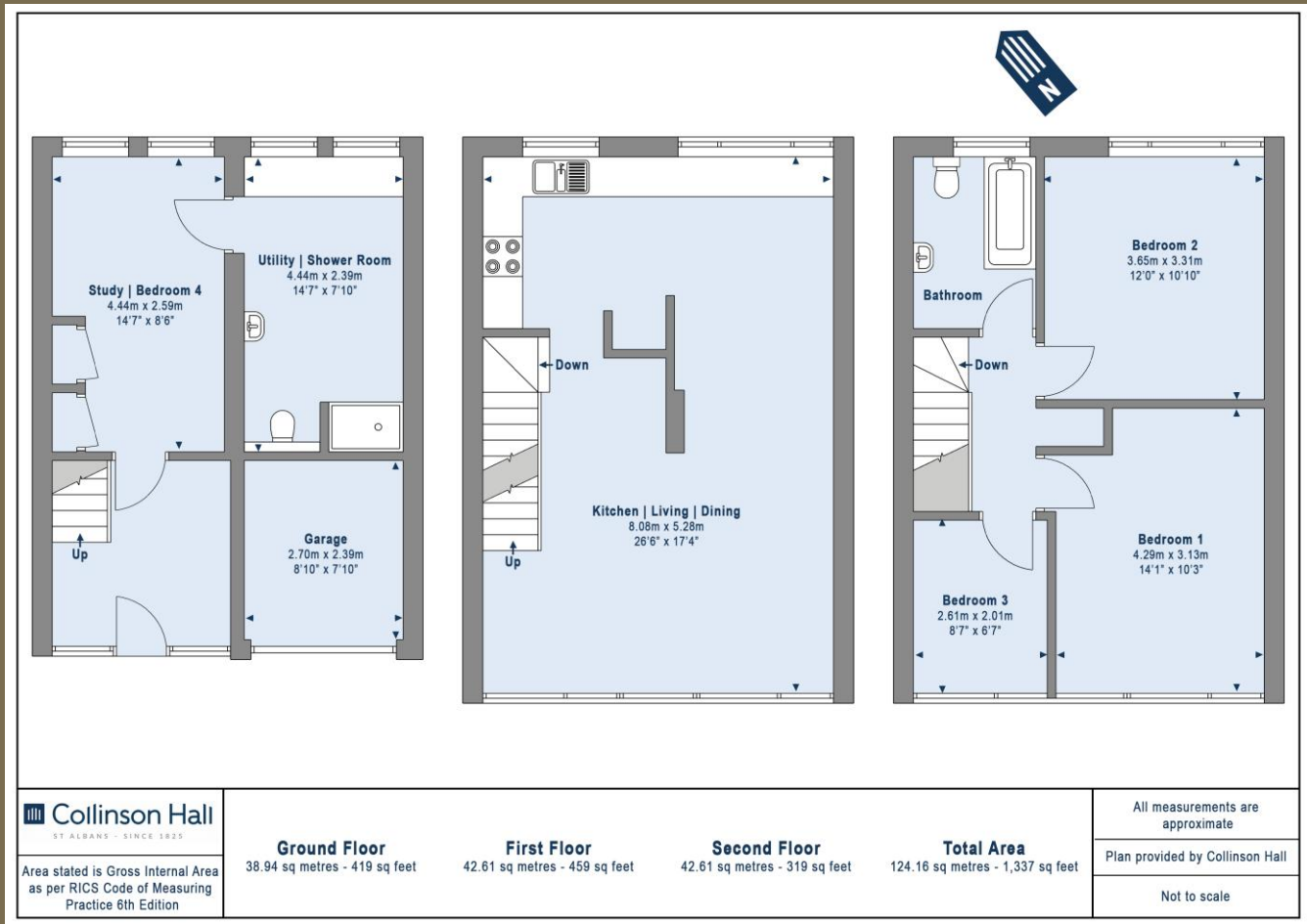
EPC Rating: TBC  
Council Tax Band: D











**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.



collinsonhall.co.uk

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