





Positioned within a **DESIRABLE DEVELOPMENT**, close to highly regarded schooling, this **SPACIOUS FAMILY HOME** offers **EXTENDED ACCOMMODATION** arranged over two floors. Further benefits include a **GARAGE**, with the city centre, local amenities and **EXCELLENT MOTORWAY LINKS** all within easy reach.

Offers Over: £650,000

This beautifully presented family home offers over 1,400 sq ft of well-planned accommodation, ideally suited to modern family living.

A spacious entrance hall with attractive tiled flooring sets the tone for the property and provides access to a contemporary shower cloakroom. To the front is a generous living room, while to the rear the home opens into a stunning kitchen/dining/family room. Forming the heart of the home, this impressive space features a range of stylish fitted units, integrated appliances and ample room for dining, entertaining and everyday family life. The accommodation is completed by four well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from front and rear gardens, together with a versatile garden room, ideal for home working. A garage located nearby provides additional storage and parking.

EPC Rating: C 73

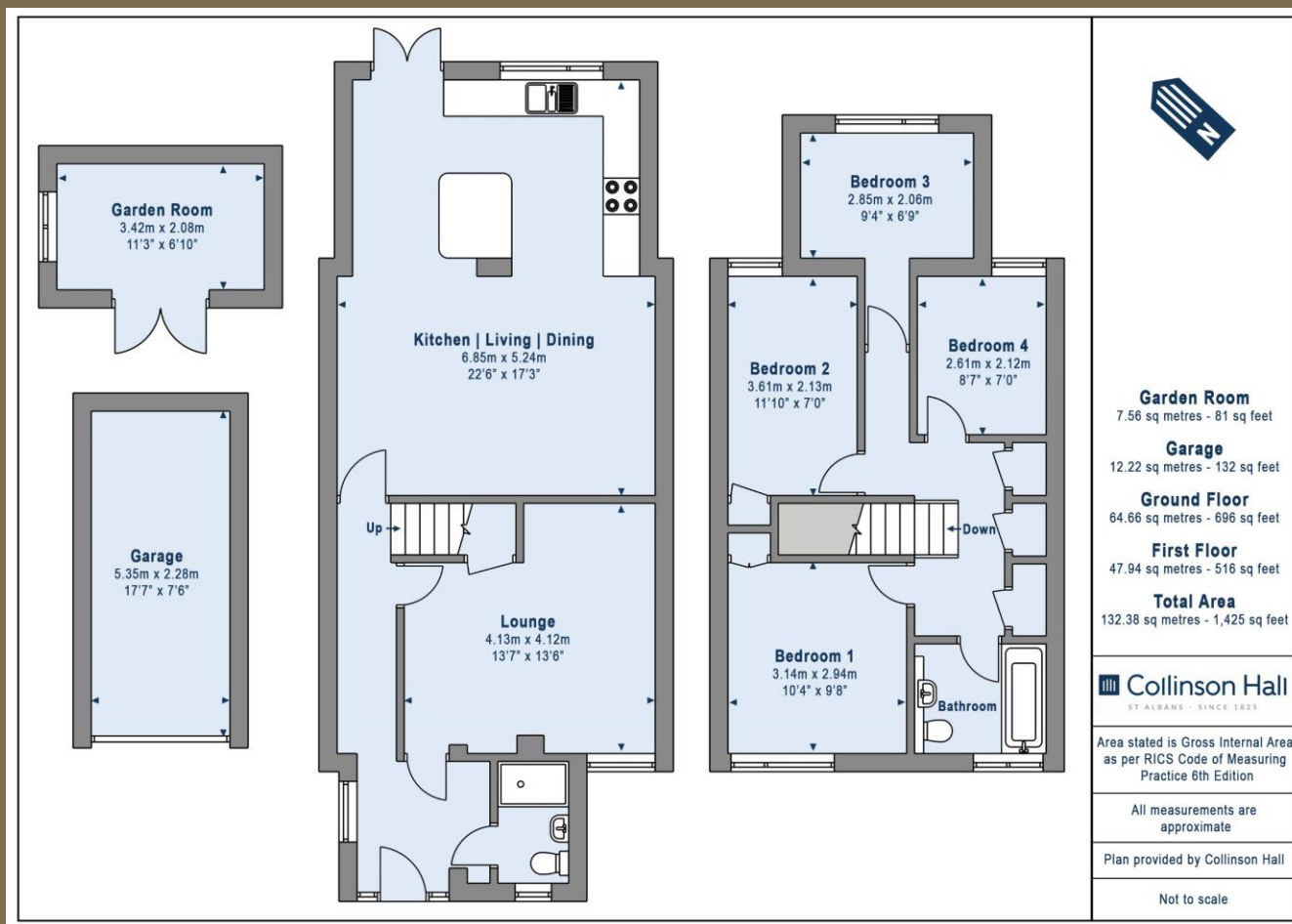
Council Tax Band: D











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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