





A simply STUNNING FOUR-BEDROOM semi-detached family home occupying a **GENEROUS PLOT** and positioned within a tucked away location on the **FRINGES OF ST. ALBANS**, close to **EXCELLENT ROAD NETWORKS AND FAVOURED SCHOOLING**.

Offers Over: £950,000

The living space is arranged over three floors with nearly 2500 square feet of fabulous accommodation. There is a welcoming and spacious entrance hall which serves access to a wonderful kitchen/living/dining room with impressive central island and a good size lounge. From the kitchen there is a large utility room with cloakroom and access to the rear garden.

The first floor offers two incredibly generous double bedrooms both benefitting from well-appointed en-suite showers rooms, a modern family bathroom and the fourth bedroom while the second floor offers a further generously proportioned double bedroom, again served by a spacious shower en-suite.

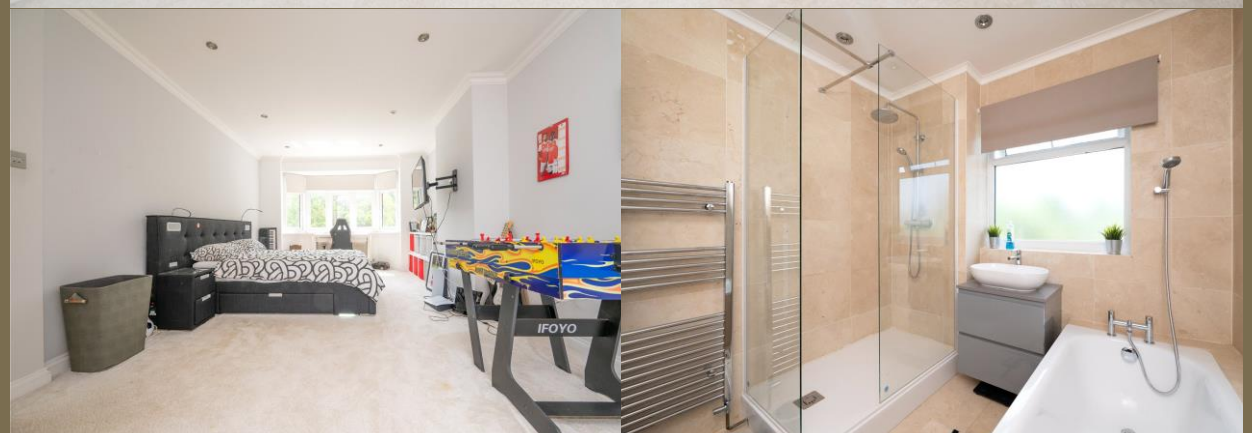




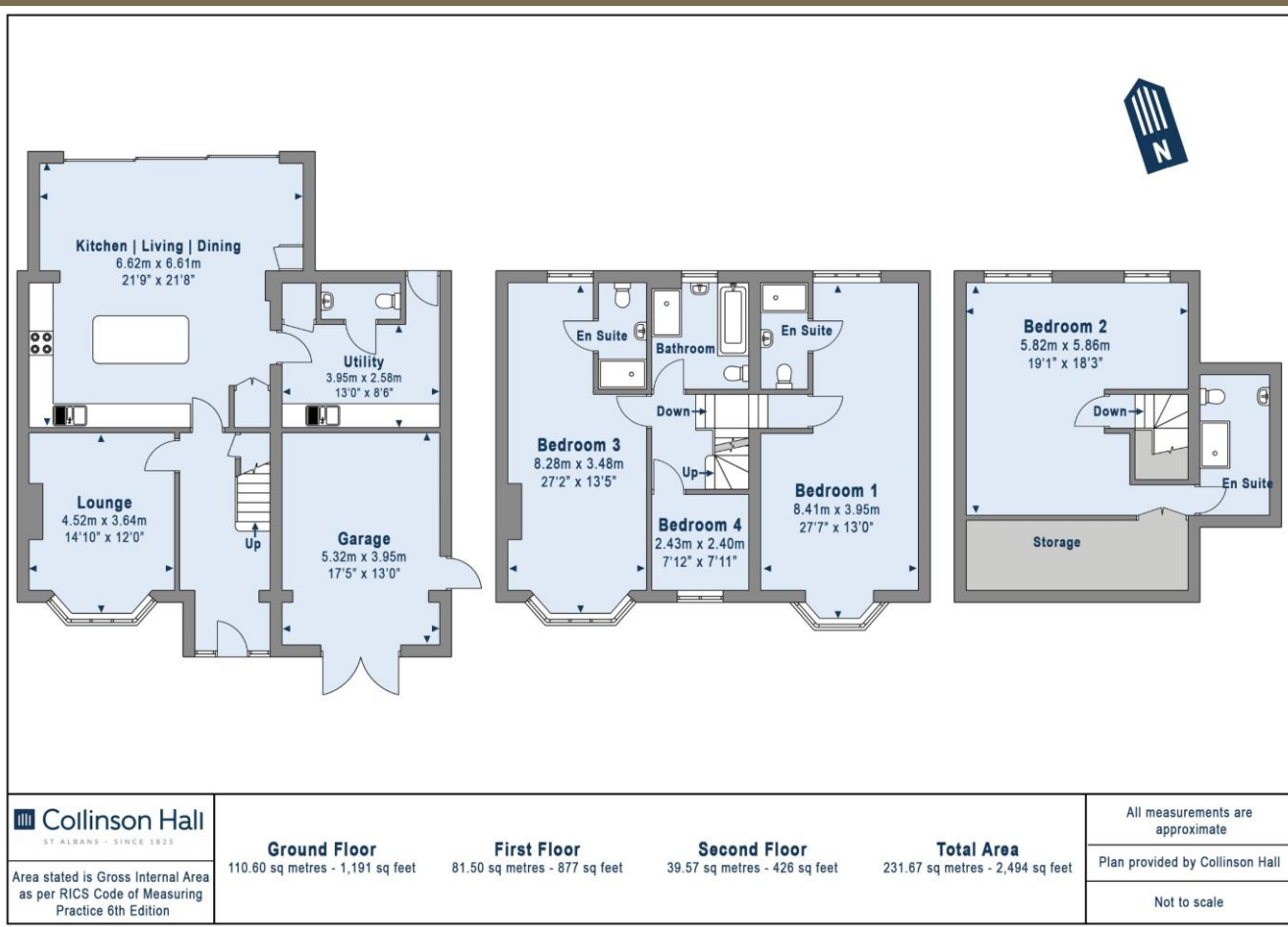
Externally the proportions compliment this spacious home with ample frontage providing parking for several vehicles and an integral garage while to the rear there is a stunning tiered patio with steps down to an extensive lawn with enclosed borders and offering excellent seclusion.

Napsbury Lane enjoys a desirable position on the southern edge of St Albans, offering a peaceful setting with excellent access to the city centre, the mainline station and the extensive amenities of London Colney. Surrounded by open countryside and nearby parks, the area is well served by highly regarded schools, convenient road links including the M25 and M1, and regular transport connections, making it ideal for both commuters and families.

EPC Rating: C 69
Council Tax Band: F







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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