









This **SUMPTUOUS**, detached family residence, boasting four bedrooms, is located on one of St Albans' most **EXCLUSIVE ROADS**. It is well-positioned for **EXCELLENT LOCAL SCHOOLS**, including Beaumont & Verulam, and is within walking distance to the mainline railway station.

**Guide Price: £2,000,000**

The property's ground floor is arranged to offer a fantastic bright lounge and dining room plus a lovely family area that perfectly pictures the home's well-established rear garden. The home's kitchen is the heart of the house and offers a vast array of storage and access to the utility space; you also find a further guest cloakroom and office that places you away from the hustle and bustle of the family area. There are four generous bedrooms and a family bathroom on the first floor, and there is also access to the home's loft space. The property benefits from a well-maintained front garden and driveway, which provide off-road parking, a garage, and side access to a substantially landscaped rear garden. In our opinion, this wonderful family home offers excellent potential for a buyer to create their dream family home.

EPC Rating: TBC  
Council Tax Band: F









Entrance Hall

Dining Room 3.95m x 3.81m (13' x 12'6").

Living Room 4.26m x 3.56m (14' x 11'8").

Family Room 6.89m x 5.60m (22'7" x 18'4").

Kitchen 5.27m x 5.22m (17'3" x 17'2").

Utility Room

Office 4.22m x 2.40m (13'10" x 7'10").

Cloakroom

Bedroom 1 3.95m x 3.81m (13' x 12'6").

Bedroom 2 4.26m x 3.50m (14' x 11'6").

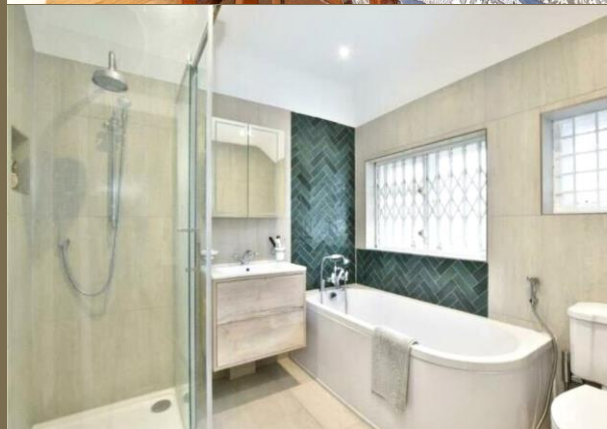
Bedroom 3 4.97m x 2.52m (16'4" x 8'3").

Bedroom 4 2.26m x 2.20m (7'5" x 7'3").

Bathroom

Garden

Garage 5.27m x 3.03m (17'3" x 9'11").











#### 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