









**A SPACIOUS and beautifully presented TWO BEDROOM PERIOD COTTAGE** situated within a tree lined PRIVATE ROAD close to the vibrant city centre and walking distance to the mainline railway station.

**Asking Price: £600,000**

The accommodation comprises a sitting room with open fire place, sash windows and stylish shutters. To the rear of the property there is an open plan kitchen/dining room with modern kitchen and dining area with doors opening to rear garden. On the first floor the principle bedroom is bright and airy with feature fire place and bespoke fitted shutters. There is a generous second bedroom and a modern refitted bathroom. There is a paddle staircase leading to carpeted loft space which would make a perfect home office. Externally leads to a low maintenance rear garden enjoying a Westerly aspect.









Entrance

Living Room 3.64m x 3.61m (11'11" x 11'10").

Kitchen/Dining Room 5.56m x 3.61m (18'3" x 11'10").

Bedroom 1 3.64m x 3.61m (11'11" x 11'10").

Bedroom 2 2.55m x 2.16m (8'4" x 7'1").

Bathroom

Loft Room 3.61m x 3.41m (11'10" x 11'2").

Garden











**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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