







An excellently presented family home offering 3 well-proportioned bedrooms with further extension possible (stpp) ideally located close to schools, City Hospital and St Albans city centre. With newly fitted kitchen, modern fitted family bathroom and generous enclosed rear garden this property is a must view.

**Asking Price: £575,000**

This wonderful home is arranged to offer a bright and spacious hall leading to a recently fitted modern kitchen with a range of storage, and also to the homes living/dining room complete with French style doors leading to the home's beautiful split-level garden.

On the first floor you will find three exceptionally sized bedrooms with the principal room benefitting from built in wardrobes, and a fully fitted modern bathroom suite, with a shower over the bath. The home also boasts a large loft which lends itself to further development (stpp).

Externally, the pretty split-level garden provides the home with a vast amount of entertaining space and has a useful outbuilding.









Entrance Hall

Living Room 6.39m x 3.30m (21' x 10'10").

Kitchen 2.66m x 2.31m (8'9" x 7'7").

Bedroom 1 3.71m x 3.51m (12'2" x 11'6").

Bedroom 2 4.08m x 2.55m (13'5" x 8'4").

Bedroom 3 2.87m x 2.41m (9'5" x 7'11").

Bathroom

Loft

Garden

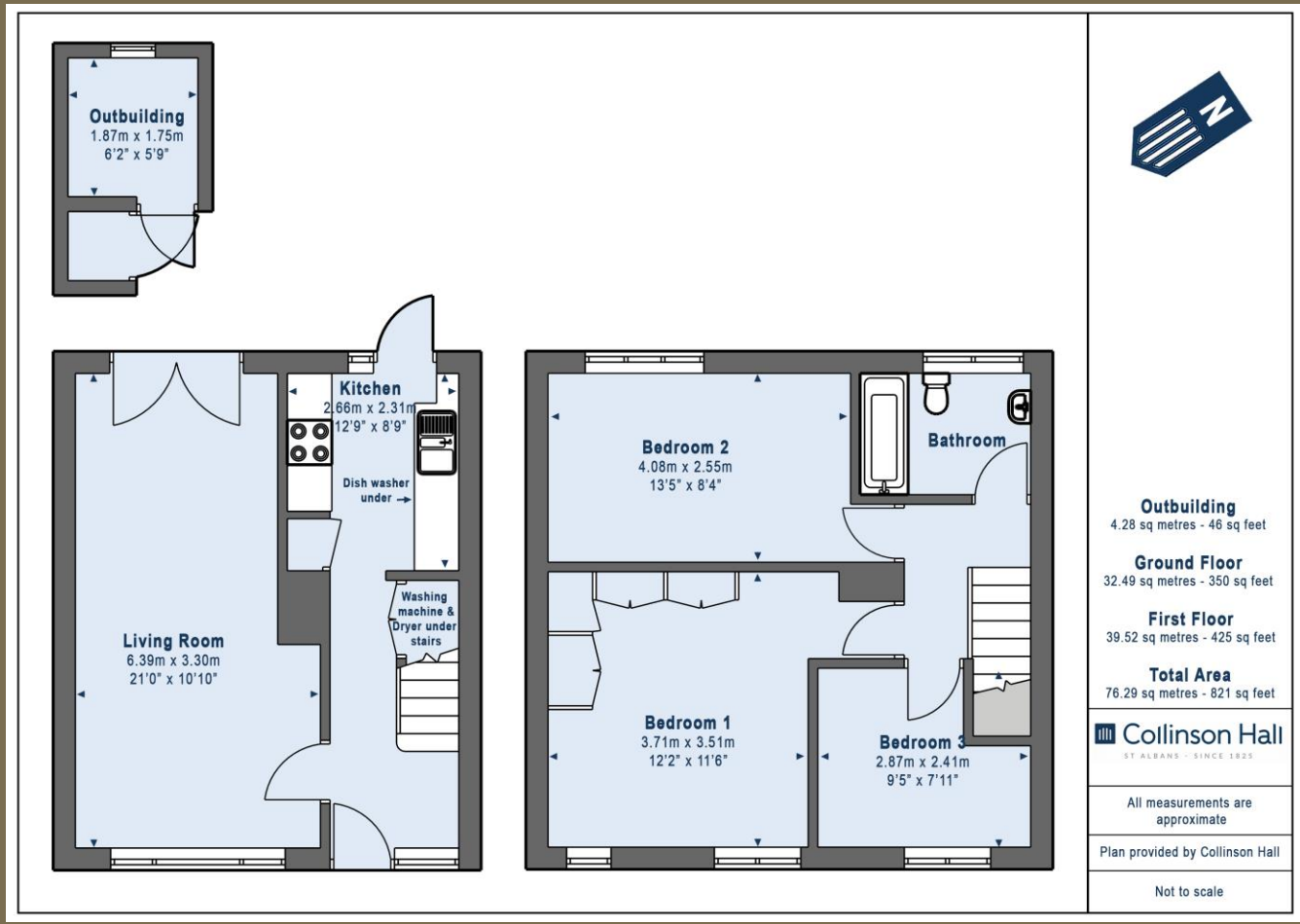
Outbuilding 1.87m x 1.85m (6'2" x 6'1").











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