





A SPACIOUS and well-presented THREE BEDROOM home situated within a popular location close to EXCELLENT LOCAL SCHOOLS, including Samuel Ryder Academy and within WALKING DISTANCE to the mainline RAILWAY STATION.

Asking Price: £550,000

The accommodation is arranged over two levels and comprises an entrance hall, cloakroom, sitting room and spacious kitchen/breakfast room. On the first floor there are three good sized bedrooms, modern family bathroom and access to a useful loft space. Externally leads to a low maintenance rear garden and a useful garage. In our opinion this excellent property would make an ideal purchase for a busy commuter or family looking to access the station and excellent local schools.





Entrance Hall

Living Room *4.05m x 3.58m (13'3" x 11'9")*.

Kitchen/Dining Room *4.05m x 3.49m (13'3" x 11'5")*.

Cloakroom

Bedroom 1 *3.58m x 3.16m (11'9" x 10'4")*.

Bedroom 2 *3.49m x 3.25m (11'5" x 10'8")*.

Bedroom 3 *2.67m x 2.65m (8'9" x 8'8")*.

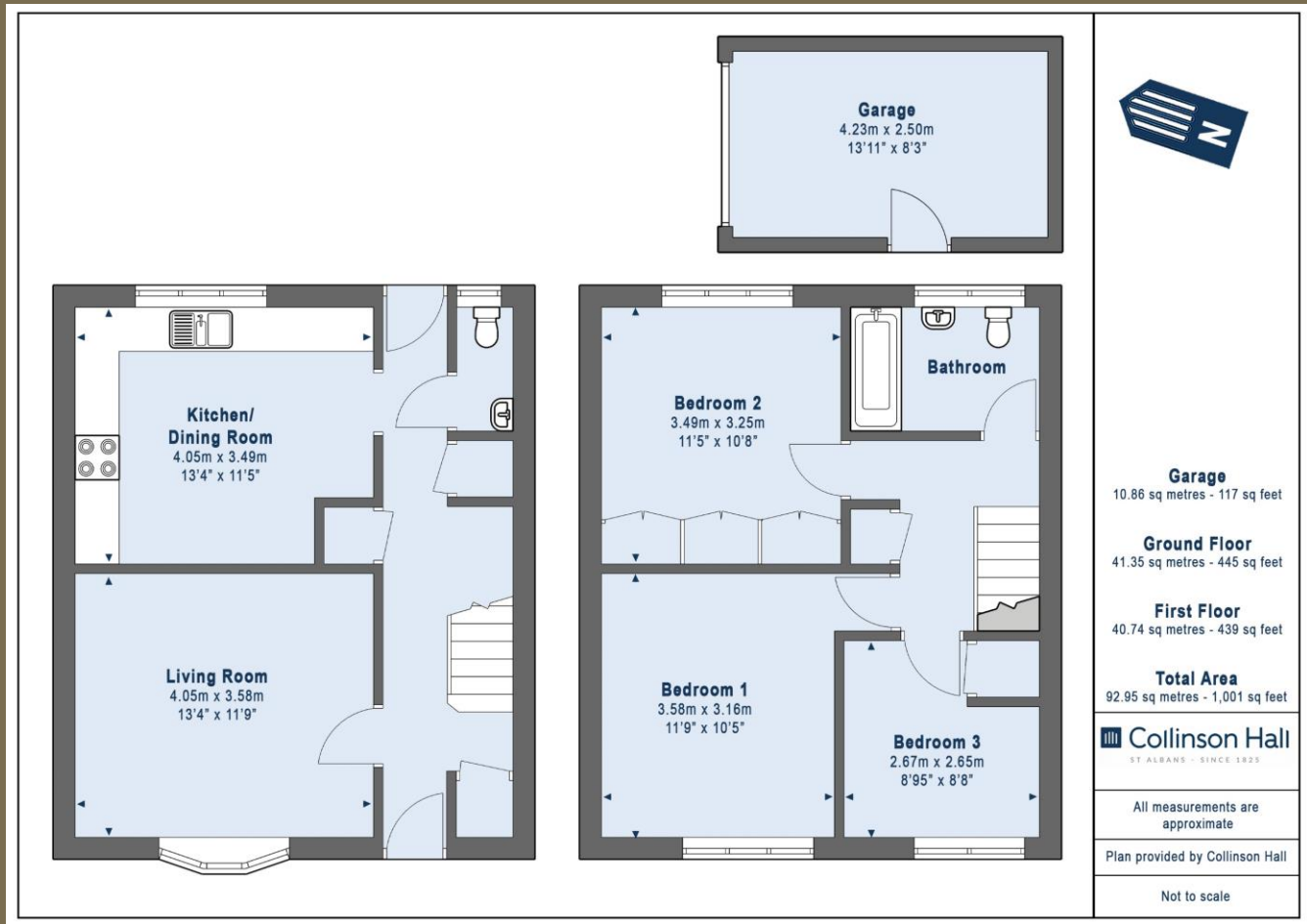
Bathroom

Garden

Garage *4.23m x 2.50m (13'11" x 8'2")*.







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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