Collinson Hall

Guildford Road, St. Albans, Hertfordshire, AL1 5GY

This THREE BEDROOM home is presented in EXCEPTIONAL ORDER, situated on this DESIRABLE ROAD within a short distance of St Albans Mainline station and well-regarded local schools.

Guide Price: £600,000

We enter this beautiful home via the bright and spacious hallway that provides access to all the ground floor rooms. These include the home's lounge that has patio-style doors opening to the picturesque garden, a separate dining room, and a modern kitchen with a range of fitted appliances and storage.

On the first floor, you will find three good-sized bedrooms and a family bathroom that has a fitted modern suite. To the exterior, there is a low maintenance, private garden that provides side access to the front which includes a landscaped area and a path. This wonderful home also has the additional benefit of private parking.

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Entrance Hall

Lounge *5.19m x 3.59m (17' x 11'9")*.

Dining Room *3.03m x 3.59m (9'11" x 11'9")*.

Kitchen *2.11m x 3.59m (6'11" x 11'9")*.

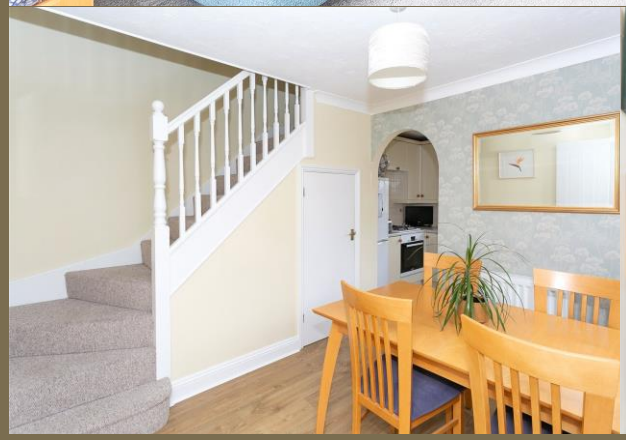
Bedroom 1 *3.50m x 3.59m (11'6" x 11'9")*.

Bedroom 2 *2.28m x 3.59m (7'6" x 11'9")*.

Bedroom 3 *1.83m x 2.90m (6' x 9'6")*.

Bathroom *2.01m x 1.57m (6'7" x 5'2")*.

Garden



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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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