





An exceptionally spacious **DETACHED** family home, offering over 1500 square feet of accommodation. With **NO UPPER CHAIN** and **FOUR DOUBLE BEDROOMS** and a **GARAGE**, this property is a must-see family home.

Guide Price: £800,000

We enter the property to a spacious entrance hall with a useful guest bathroom. The hall leads on to a generous lounge that spans the rear of the home and pictures the rear garden, the other reception room is a spacious dining room that is currently being used as a playroom. There is a lovely modern fitted kitchen with a range of appliances and storage units to complete the ground floor.

To the first floor, there are four generous bedrooms with fitted storage to the main room and a family bathroom that has been updated.

Externally there is a private rear garden that is fence enclosed and to the front, there is a further garden area and access to the homes detached garage.

Dubrae Close is close to excellent local amenities and a short walk to Waitrose supermarket and the open spaces of Verulamium Park. The fantastic restaurants and bustling pubs in the vibrant city centre are within a short drive or bus ride away.





Entrance Hall

Living Room 6.79m x 3.61m (22'3" x 11'10").

Dining Room 3.94m x 3.01m (12'11" x 9'11").

Kitchen 4.47m x 2.72m (14'8" x 8'11").

Cloakroom

Bedroom 1 5.19m x 2.77m (17' x 9'1").

Bedroom 2 3.72m x 3.34m (12'2" x 10'11").

Bedroom 3 3.40m x 3.01m (11'2" x 9'11").

Bedroom 4 3.26m x 3.01m (10'8" x 9'11").

Bathroom

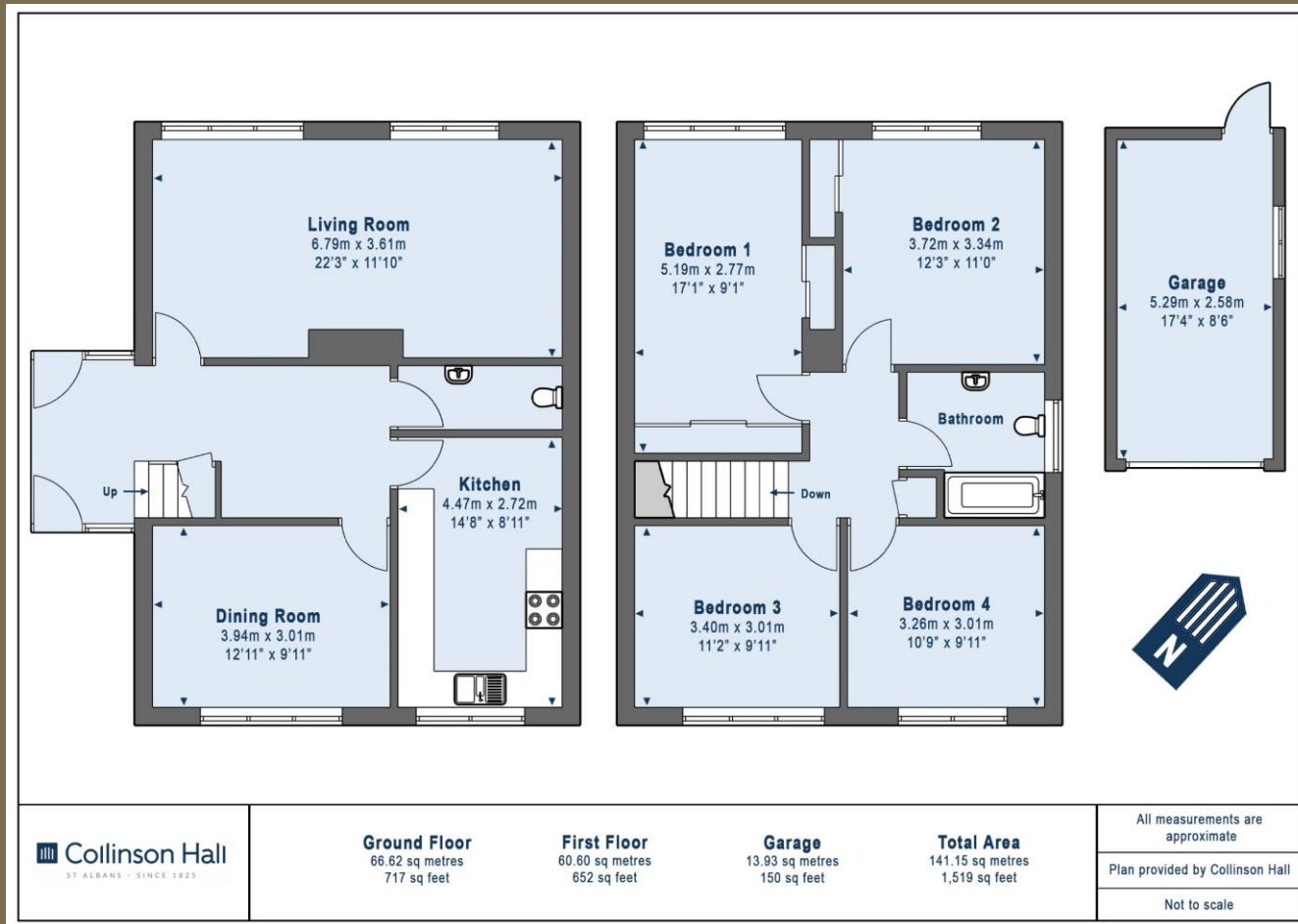
Garden

Garage 5.29m x 5.28m (17'4" x 17'4").





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