





Arranged over **THREE FLOORS** and being offered for sale **CHAIN FREE** is this lovely and recently modernised period home.

Guide Price: £675,000

A lovely example of a character-filled Victorian home, that has been well kept by the current vendor and offers spacious accommodation over three floors.

From the entrance, you enter the lounge and dining room, which are both light, bright, and spacious. This kitchen has been well designed to provide a modern entertaining space and has a range of modern and tasteful storage. With lovely designer radiators, the room is both bright and practical and leads onto the properties' landscaped rear garden.

There is access to the property's basement currently used as a guest room and study and also on the first floor, you find two double bedrooms, the main bedroom with built in wardrobes, and a fantastic bathroom suite finished to the highest standard. Additional benefits include a further storage area in the roof space.

You will also find parking to the front of the home side access, and access to St. Albans vibrant city centre, award-winning restaurants, boutique shopping, independent cinema, and a wealth of transport facilities including the mainline station.





Entrance

Living Room 3.65m x 3.35m (12' x 11').

Dining Room 3.26m x 2.81m (10'8" x 9'3").

Kitchen 4.01m x 3.26m (13'2" x 10'8").

Basement 3.45m x 3.26m (11'4" x 10'8").

Bedroom 1 4.30m x 3.35m (14'1" x 11').

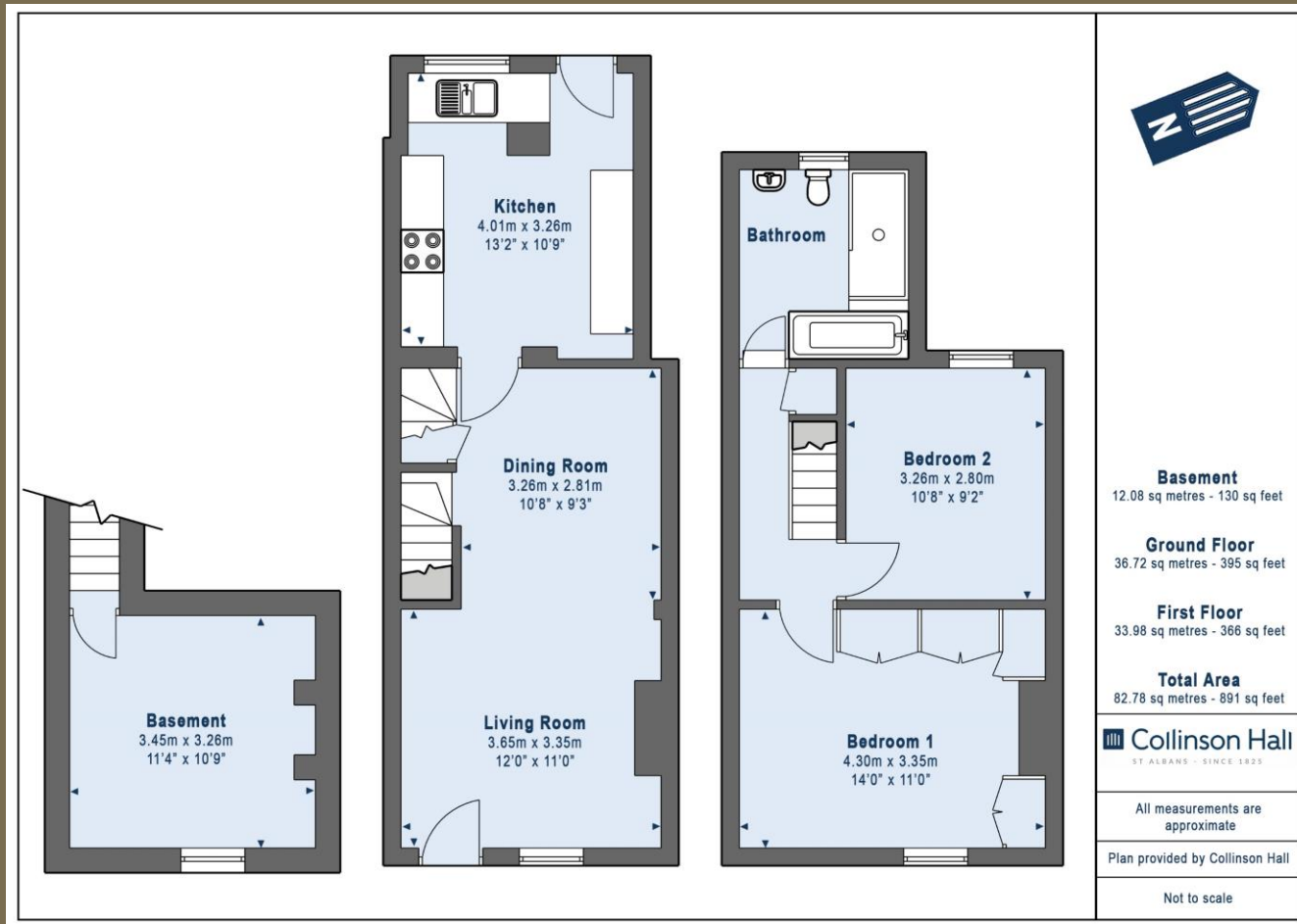
Bedroom 2 3.26m x 2.80m (10'8" x 9'2").

Bathroom

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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