







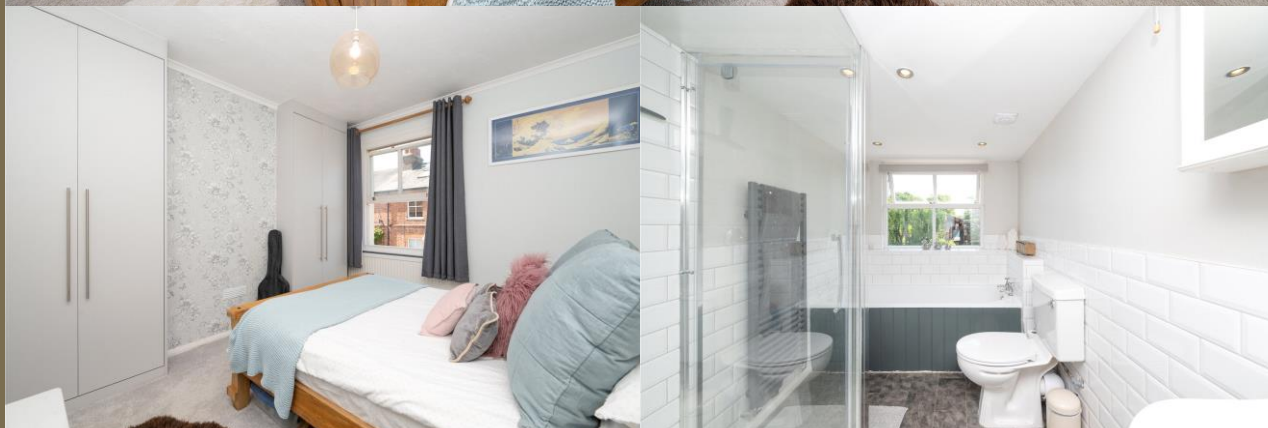


Situated on a quiet no-through road in the ever-popular and bustling FLEETVILLE area, this **BEAUTIFULLY PRESENTED** three-bedroom **PERIOD HOME** has been thoughtfully improved and extended to offer **STYLISH** and versatile living, and is to close to excellent amenities, reputable schools and **WALKING DISTANCE** to the mainline **RAILWAY STATION**.

**Guide Price: £675,000**

The property features separate reception rooms, perfect for entertaining or relaxing, and a modern fitted kitchen that flows into a bright breakfast room with views over the home's private and secluded garden. A guest WC is also conveniently located on the ground floor. Upstairs, the first floor comprises three generously sized bedrooms and access to a well-appointed family bathroom. A staircase leads to the spacious second-floor loft room, which offers additional versatile living space alongside a second bathroom, ideal for guests or a home office. Externally, the rear garden is mainly laid to lawn and provides access to a fully equipped summer house with mains electricity and WiFi, currently being used as a dedicated office space, perfect for remote working.

EPC Rating: D 60  
Council Tax Band: D







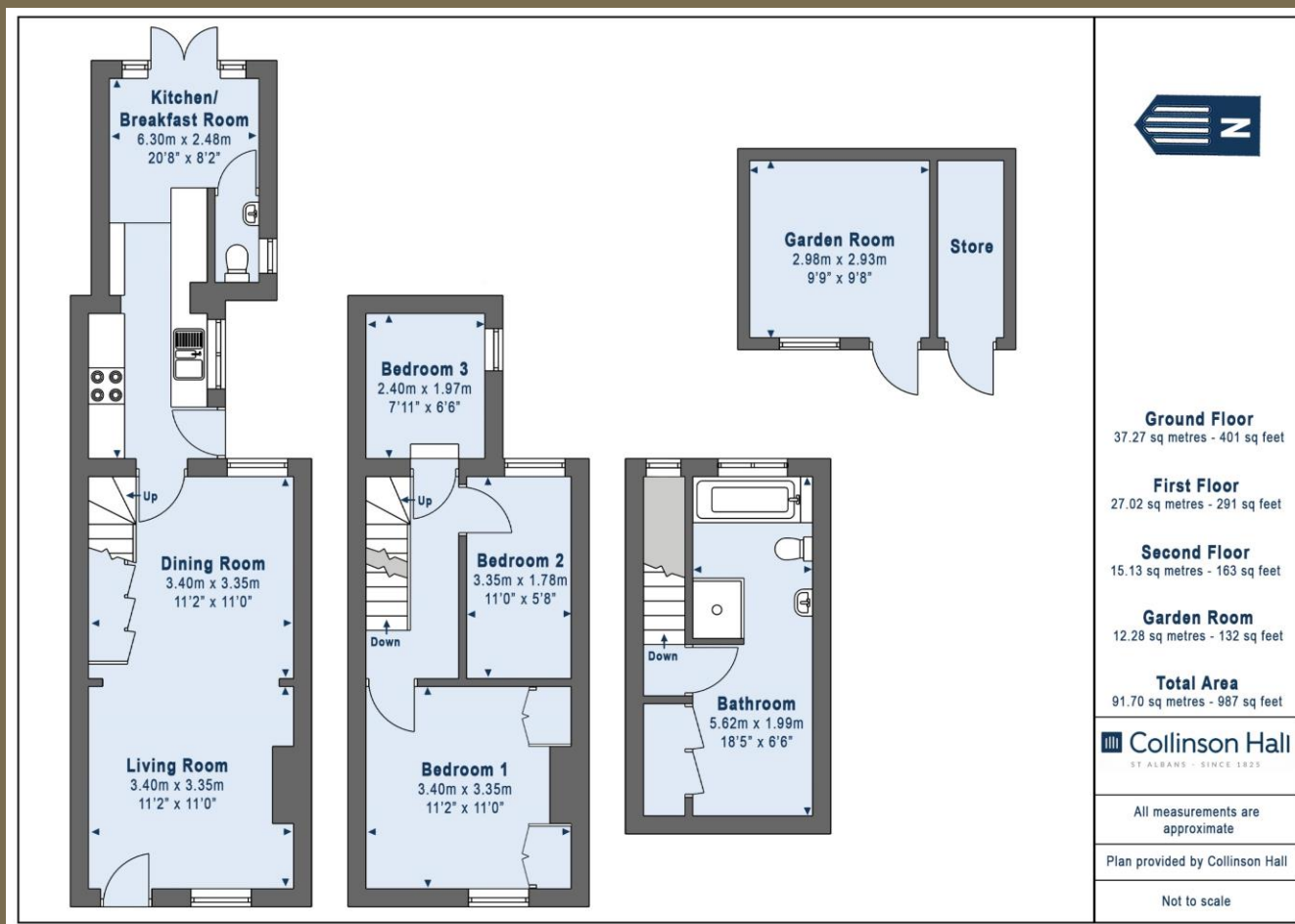












#### PLEASE NOTE

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.



collinsonhall.co.uk

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