





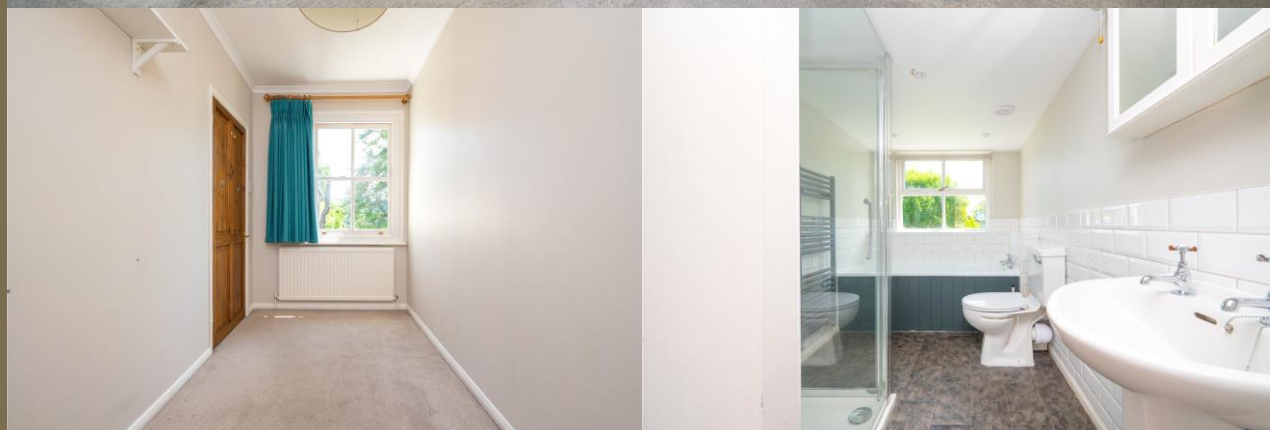
Situated on a quiet no-through road in the ever-popular and bustling FLEETVILLE area, this BEAUTIFULLY PRESENTED three-bedroom PERIOD HOME has been thoughtfully improved and extended to offer STYLISH and versatile living, and is close to excellent amenities, reputable schools and WALKING DISTANCE to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

Offers Over: £600,000

This beautifully maintained period home offers bright and generously proportioned accommodation arranged over three floors. The ground floor features a stunning open-plan living and dining area, complete with a charming feature fireplace and bespoke window shutters, creating a warm and elegant atmosphere. The modern fitted kitchen flows seamlessly into a bright and airy breakfast room, which enjoys lovely views over the private and secluded rear garden. A convenient guest cloakroom completes the layout on this level. On the first floor, you'll find three well-sized bedrooms, with the principal bedroom benefitting from fitted wardrobes. All bedrooms are enhanced by sash-style windows that provide plenty of natural light. The second floor hosts a fabulous four-piece family bathroom, featuring excellent storage options and Velux-style windows, creating a light-filled and practical space. Externally, the rear garden is predominantly laid to lawn and leads to a fully equipped summer house. With mains electricity and WiFi, this versatile outbuilding is currently used as a dedicated home office, making it ideal for remote working.

EPC Rating: D 60

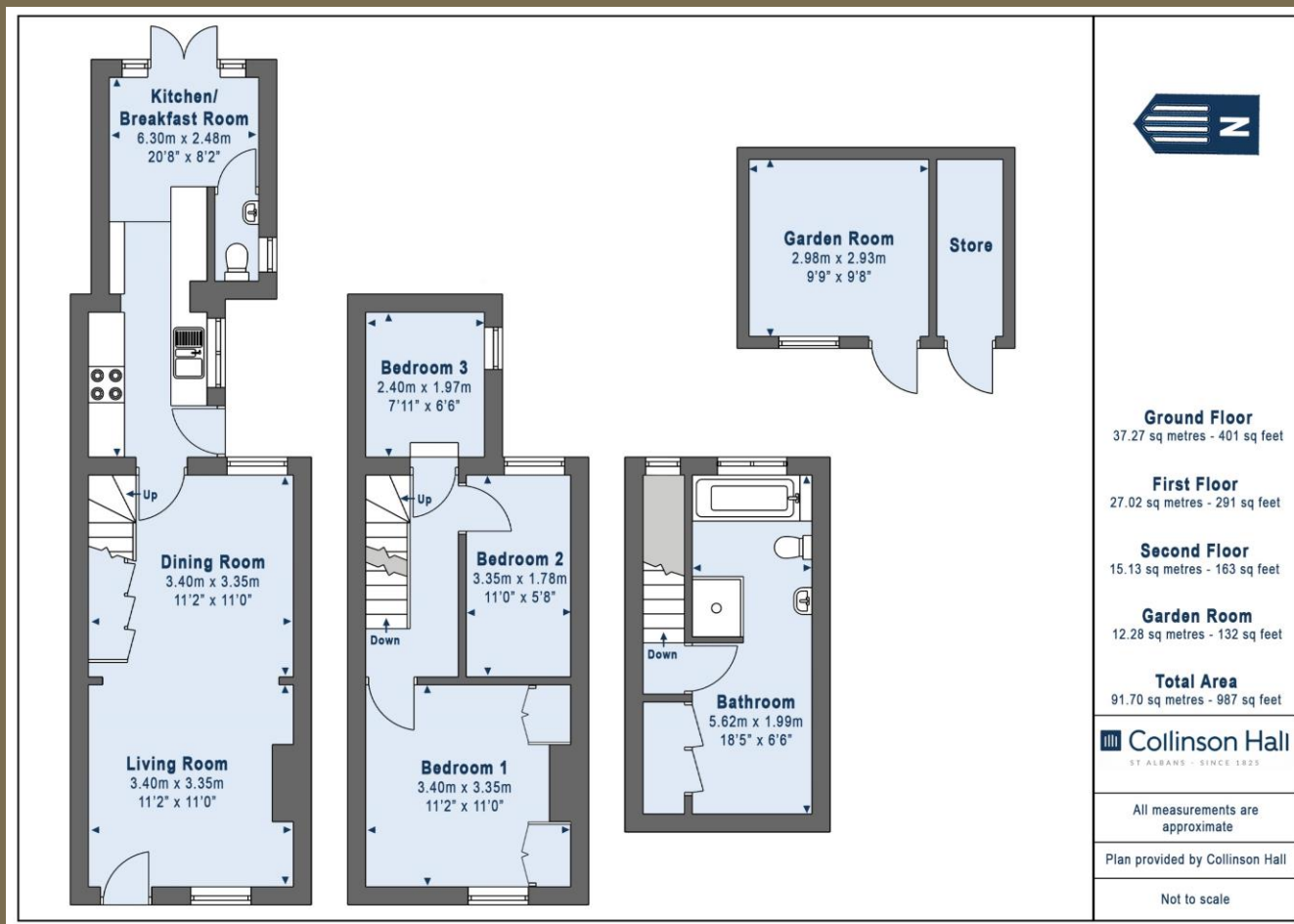
Council Tax Band: D











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