







**A BEAUTIFULLY PRESENTED and spacious FOUR BEDROOM family home situated within this POPULAR DEVELOPMENT in FROGMORE. Close to excellent amenities, the surrounding motorway network and just a short drive to Radlett and St Albans vibrant city centre.**

**Guide Price: £675,000**

The property benefits from approximately 1318 square feet of accommodation arranged over two levels, comprising an entrance hall, guest cloakroom, modern kitchen, living/dining room and a useful study. On the first floor there are four bedrooms, family bathroom and two ensuite shower rooms. Outside leads to a well-maintained rear garden with side access to two allocated parking spaces.

EPC Rating: C 77  
Council Tax Band: F









Entrance Hall

Living Room 4.59m x 5.06m (15'1" x 16'7").

Kitchen 5.65m x 2.38m (18'6" x 7'10").

Study 2.84m x 2.23m (9'4" x 7'4").

Cloakroom

Bedroom 1 4.19m x 3.53m (13'9" x 11'7").

Ensuite Bathroom

Bedroom 2 3.46m x 2.85m (11'4" x 9'4").

Ensuite Bathroom

Bedroom 3 3.46m x 2.84m (11'4" x 9'4").

Bedroom 4 4.19m x 1.99m (13'9" x 6'6").

Bathroom

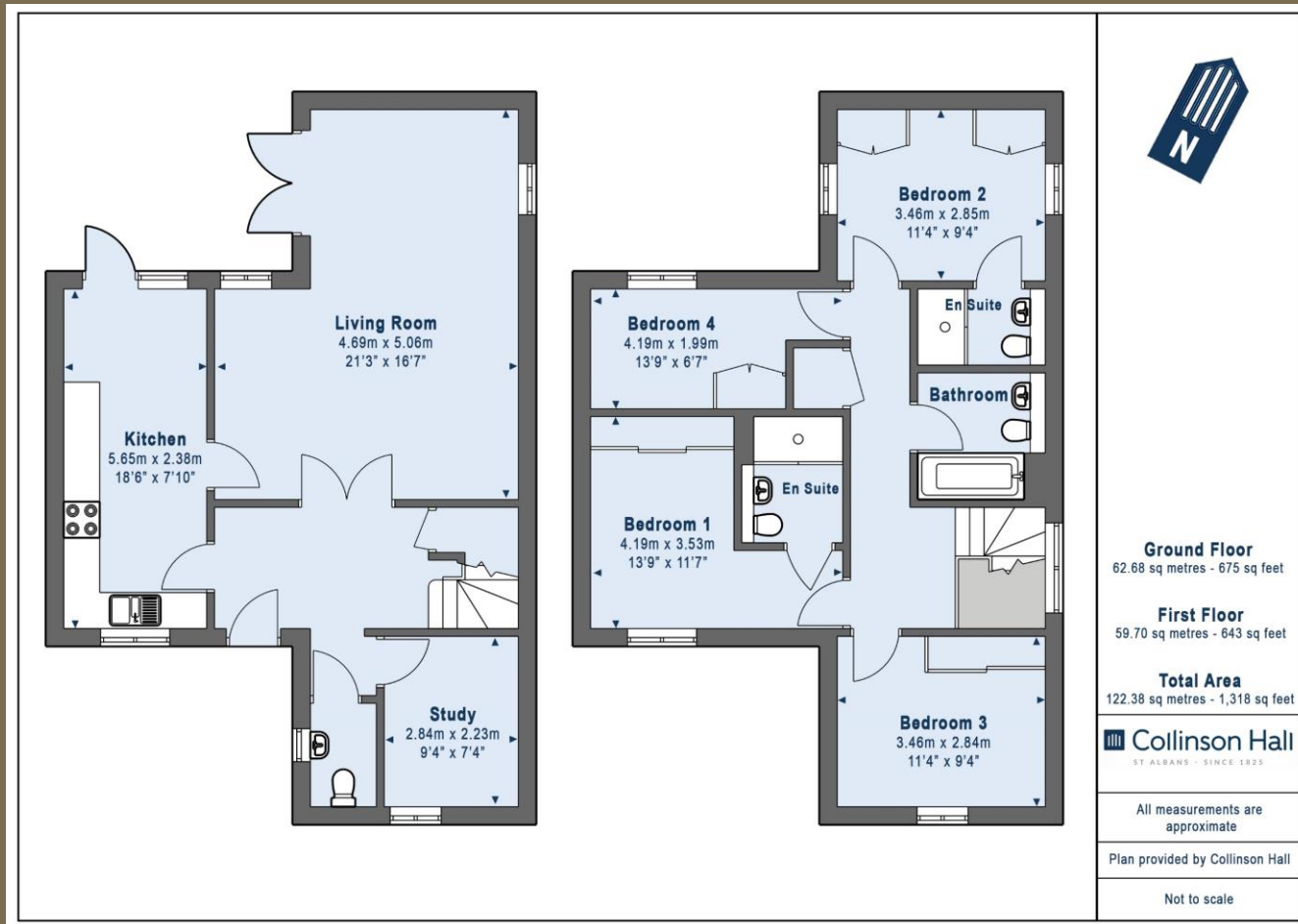
Garden











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