





**A SPACIOUS and beautifully presented THREE BEDROOM semi-detached property situated on a popular road close to excellent amenities and a short walk to the mainline railway station**

**Guide Price: £625,000**

The property has been modernised to create a bright and modern family home still retaining some fine character features.

The accommodation comprises approximately 900 square feet of accommodation comprising an entrance porch, living room, dining room, inner hallway and study area, modern kitchen/breakfast room and stylish bathroom.

On the first floor there are three bedrooms and access to a useful loft space.

Externally, the property benefits from a driveway providing off road parking with side access to a landscaped rear garden.

Cavendish Road is ideally positioned close to the mainline railway station, excellent restaurants, pubs and cafes and the open spaces of Clarence Park are within a short walk away





Entrance Hall

Living Room 3.47m x 3.46m (11'5" x 11'4").

Dining Room 3.47m x 2.93m (11'5" x 9'7").

Study

Kitchen 3.79m x 3.14m (12'5" x 10'4").

Bathroom

Bedroom 1 3.96m x 3.46m (13' x 11'4").

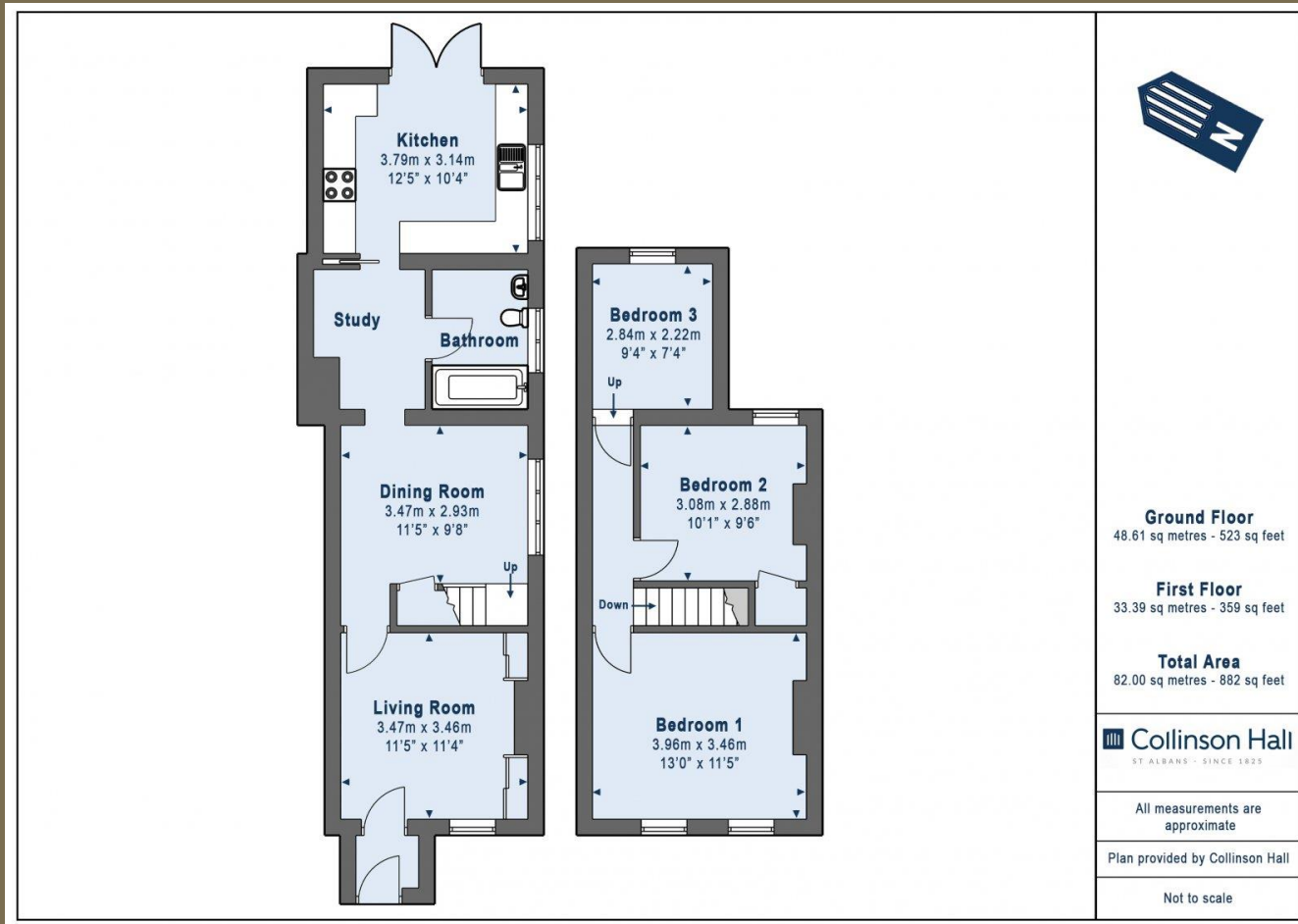
Bedroom 2 3.08m x 2.88m (10'1" x 9'5").

Bedroom 3 2.84m x 2.22m (9'4" x 7'3").

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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