





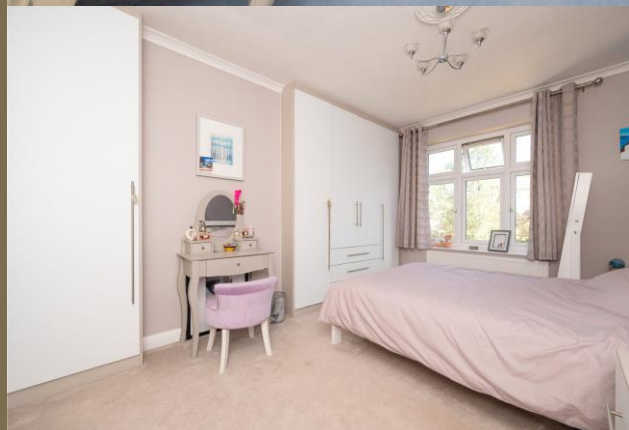
A BEAUTIFULLY MAINTAINED three-bedroom home offering flexible and versatile accommodation, ideally located within **WALKING DISTANCE OF ST ALBANS CITY CENTRE** and Verulamium Park. This **ATTRACTIVE PROPERTY** is situated on a **POPULAR ROAD** close to **EXCELLENT LOCAL AMENITIES** and within the catchment area for highly regarded primary and secondary schools.

Guide Price: £800,000

This well-arranged and versatile home offers spacious accommodation set across three floors, complemented by a detached garage and garden store. The ground floor provides a welcoming entrance hall leading to a bright, spacious living and dining room, creating an ideal space for both everyday family life and entertaining. The kitchen is positioned to the rear of the property and offers good workspace and storage, with convenient access to the garden. A separate office provides an excellent space for home working or study, while a useful retail or reception area to the front offers flexibility for a variety of uses. Additional storage and a ground floor cloakroom complete the layout.

On the first floor, upstairs, are three well-proportioned bedrooms. The principal bedroom benefits from generous space and natural light, while the two further bedrooms are ideal for family, guests or additional work-from-home space. A family bathroom and separate utility area are also located on this level, providing practical everyday convenience. The second floor features an impressive loft room offering substantial additional living space, perfect for use as a studio, playroom, hobby room or further accommodation, with useful storage areas to either side.

Externally, the property benefits from a wonderful garden, detached garage and a separate garden store, providing excellent storage. Overall, this is a spacious and versatile home well suited to modern residential living and working.



EPC Rating: C 73 Council Tax Band: D







SMOKY BOYS

01727 867444

BBQ & GRILL HAUS



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