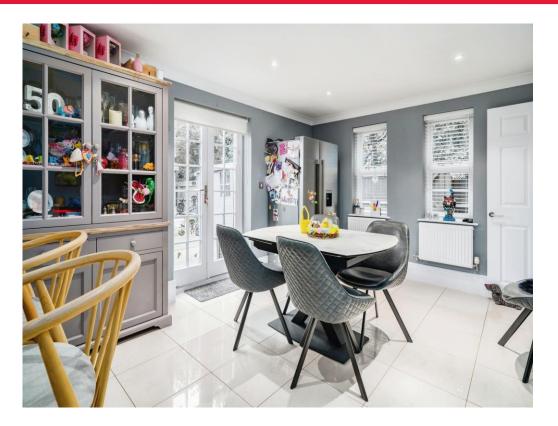


Tamarix Crescent London Colney St. Albans

Connells

Tamarix Crescent London Colney St. Albans AL2 1UT







Property Description

Spanning across two floors, this end of terrace property offers generous living spaces, perfectly tailored for family living, while enjoying the serene backdrop of open countryside just steps away. Upon entry, a welcoming hallway introduces a convenient downstairs cloakroom, leading to a frontfacing living room and a splendid kitchen/dining area at the rear, overlooking the garden. The kitchen is fitted with highquality finishes, including granite worktops, integrated appliances, and a utility room, seamlessly connecting to the garage for added convenience.

Ascending to the first floor, the master bedroom beckons with its ample fitted wardrobes and a luxurious en-suite shower room, while the two additional double bedrooms, also adorned with fitted wardrobes, share a well-appointed family bathroom. The first-floor balcony offers a serene retreat, providing an idyllic spot to unwind and enjoy the picturesque surroundings.

Outside. block-paved driveway а accommodates multiple vehicles, leading to the garage, while the rear garden offers a generous and low-maintenance space, complemented by a home office/workshop-a perfect blend of functionality and charm. Situated in Tamarix Crescent, residents benefit from the tranquility of mature parkland surroundings, with seamless access to major motorway networks including the M25, A1M, and M1. Additionally, the vibrant St Albans city center and mainline railway station are just a short drive away.

Lounge 13' 10" x 10' 1" (4.22m x 3.07m)

Kitchen / Dining 23' 2" x 11' 5" (7.06m x 3.48m)

Utility 9' x 6' 9" (2.74m x 2.06m) Ground Floor Wc

Bedroom One 15' x 11' 5" (4.57m x 3.48m)

Shower Room 9' 3" x 7' (2.82m x 2.13m)

Bedroom Two 13' 1" x 10' 11" (3.99m x 3.33m)

Bedroom Three 10' 11" x 9' 9" (3.33m x 2.97m)

Bathroom 8' 10" x 6' (2.69m x 1.83m)

Garage 19' 3" x 8' 8" (5.87m x 2.64m)

Total Floor Area Approx

Ground Floor - 792 SQ FT / 73.6 SQM First Floor - 669 SQ FT / 62.1 SQM Total Approx Floor Area - 1461 SQ FT

Garden

Out House / Office

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 856 781 E stalbans@connells.co.uk

38 Chequer Street ST. ALBANS AL1 3YH

EPC Rating: Awaited

check out more properties at connells.co.uk

Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk