



**Connells**

Trumpington Drive  
St. Albans



## Property Description

Offered chain free! Welcome to this beautifully extended end terrace property, perfectly positioned just 1.9 miles from St Albans City Station and within easy reach of local amenities and transport links. This charming home boasts a wealth of features, making it an ideal choice for families and professionals alike.

As you enter through the inviting entrance hall, you'll be captivated by the spacious open plan kitchen diner, which benefits from a stunning high sloping ceiling that creates an abundance of natural light and an airy atmosphere. This fantastic space is perfect for entertaining and family gatherings, seamlessly blending cooking and dining.

The property also includes a delightful living room, providing a cozy retreat for relaxation, along with a versatile second reception room that could serve as a additional bedroom, playroom, office, or additional lounge space to suit your needs. Upstairs, you'll find two generous double bedrooms, both offering ample storage and comfort.

The family bathroom is well-appointed. Additional conveniences include a downstairs WC for guests, off-road parking for two vehicles, and a lovely rear garden featuring a small patio, flowerbeds, and a shed for gardening tools or outdoor storage.

### Entrance Hall

9' 8" x 4' 2" ( 2.95m x 1.27m )

### Lounge

11' 8" x 8' 6" ( 3.56m x 2.59m )

### Kitchen/Diner

14' 4" x 12' 4" ( 4.37m x 3.76m )

### Landing

11' 2" x 5' 10" ( 3.40m x 1.78m )

### Bedroom One

9' 10" x 9' 5" ( 3.00m x 2.87m )

### Bedroom Two

8' 11" x 8' 4" ( 2.72m x 2.54m )

### Bedroom Three

9' 11" x 9' 10" ( 3.02m x 3.00m )

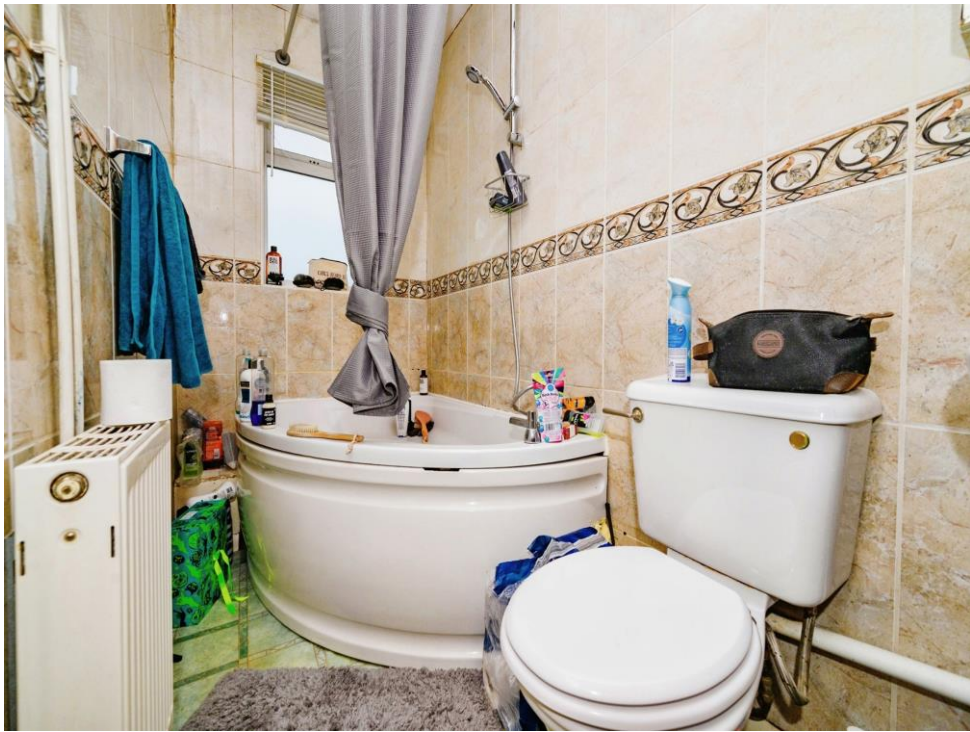
### Bathroom

9' 4" x 4' 2" ( 2.84m x 1.27m )

### Rear Garden

### Off Road Parking for Two Cars









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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