



Connells

Highfield Manor Highfield Lane
Tyttenhanger St. Albans

Highfield Manor Highfield Lane Tyttenhanger St. Albans AL4 0AN

for sale guide price
£335,000



Property Description

This two bedroom ground floor apartment comprises of an entrance hall with storage cupboards, an open plan kitchen/diner/lounge, two bedrooms with cupboards and one with en suite and a family bathroom. Externally there are four acres of stunning landscaped grounds with allocated parking for two cars.

Highfield Manor is situated within a beautiful gated development in the pretty Hamlet of Tyttenhanger on the south east side of St Albans and is surrounded by beautiful countryside and with excellent motorway access including the M1, M25, A414 and the A1(M). St Albans City Centre is approximately 3 miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

This property is being offered CHAIN FREE!

Entrance Hall

Amtico flooring with under floor heating, coving to the ceiling.

Lounge

11' x 16' (3.35m x 4.88m)

Window to the front, Amtico flooring with under floor heating, coving to the ceiling.

Kitchen

12' x 6' (3.66m x 1.83m)

Fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob and electric oven, cooker hood, built in dishwasher, washing machine and fridge freezer and microwave, coving to the ceilings, tiled flooring with under floor heating.

Bedroom One

8' x 13' (2.44m x 3.96m)

Window to the front, cupboard, Amtico flooring with under floor heating.

En Suite

Three piece suite comprising of wc, wash hand basin and shower, extractor fan and heated towel rail.

Bedroom Two

9' x 8' (2.74m x 2.44m)

Window to the front, Amtico flooring with under floor heating.

Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower over, extractor fan and heated towel rail.

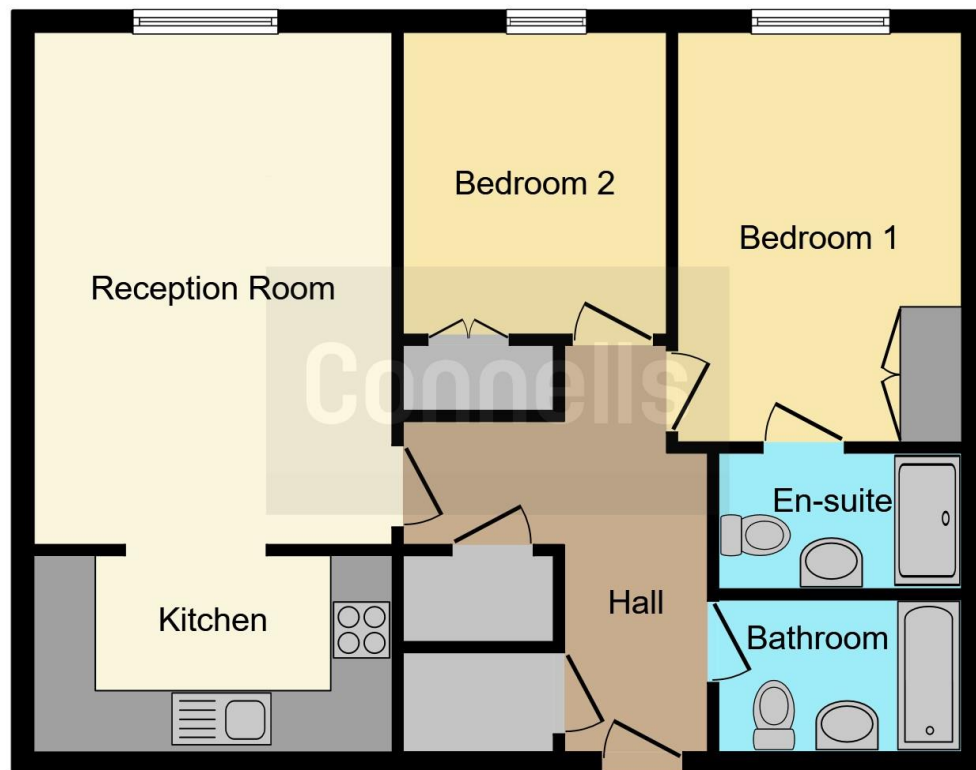
Parking

Two allocated parking spaces and visitor parking.

Garden

Four acres of communal grounds, allocated shed.





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

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EPC Rating: B

view this property online connells.co.uk/Property/MWK305837

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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