



## College Close

Flamstead, AL3 8DJ

Very well presented family home with open plan living space and the added benefit of a ground floor bedroom with en-suite shower room. Located in a quiet cul-de-sac in the highly regarded village of Flamstead and within easy reach of both Harpenden and St Albans. \* CHAIN FREE \*

**Guide price £635,000**

# College Close

## Flamstead, AL3 8DJ



- Very well presented family home
- Four bedrooms including one on the ground floor with en-suite shower room
- Garden of over 40ft long
- Garden Workshop with power & lighting
- Quiet cul-de-sac
- Easy reach of both Harpenden and St Albans
- CHAIN FREE
- Council Tax Band D

### Hallway

### Sitting Room

18'5" x 11'7" (5.62m x 3.55m)

### Kitchen/Dining Room

20'11" max x 20'2" (6.40m max x 6.15)

### Ground Floor Bedroom

11'9" x 8'7" (3.59m x 2.63m)

### Shower Room

### Bedroom One

13'6" x 11'3" (4.14m x 3.44)

### Bedroom Two

11'2" x 9'8" (3.42m x 2.95m)

### Bedroom Three

8'5" x 7'10" (2.58m x 2.40m)

### Bathroom

### Workshop

21'1" x 7'0" (6.43m x 2.15m)







College Close

Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft  
Workshop = 13.9 sq m / 150 sq ft  
Total = 134.6 sq m / 1449 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1203328)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

