



**BENJAMIN
STEVENS.**
estate agents



Wych Elms, St Albans AL2 2AS

Asking Price £750,000

A refurbished beautifully presented FOUR/FIVE BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY HOME situated on a sought after residential road conveniently located for all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Living Room, Reception Room/Bedroom Two With En Suite Shower Room (Ground Floor), Family Room, Fully Fitted Kitchen/Diner, Bedroom One With En Suite Bathroom & Walk In Wardrobe, Three Further Bedrooms, Family Bathroom, Garden With Outbuilding/Office, Off Street Parking.
CHAIN FREE

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Exterior:



Reception Room/Bedroom Five:



Living Room:



En Suite Shower Room:



Livign Room:



Kitchen/Diner:



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Kitchen/Diner:



Bedroom Two:



Bedroom One:



Bedroom Three:



En Suite Bathroom:



Bedroom Four:



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Family Bathroom:



Garden:



Outbuilding:

Exterior Rear:



Tenure:

This is a freehold property.

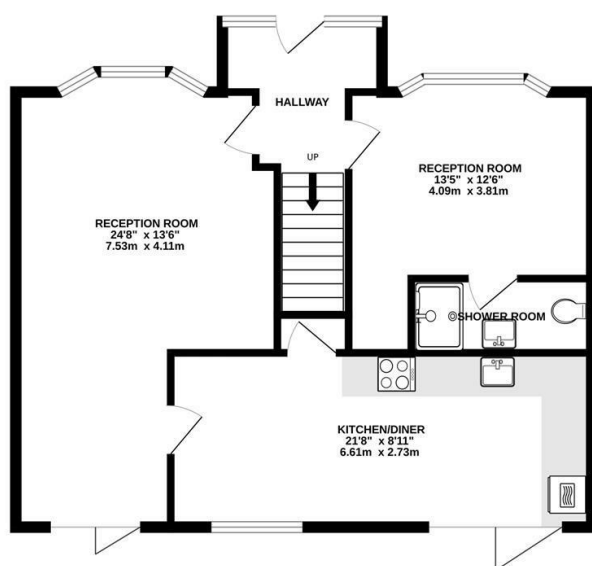
Council Tax Band E £2,818 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

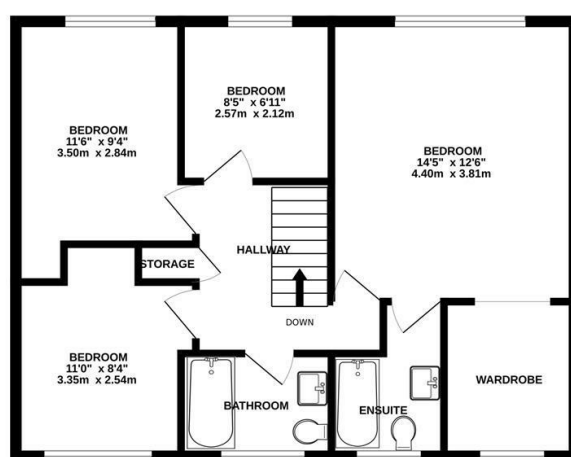
Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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