



Connells

College Road
St. Albans



Property Description

A garage adds further appeal, while the popular location places well-regarded schools within easy reach and St Albans City Station less than a mile away.

A spacious bay-fronted sitting room provides a welcoming introduction, with ample room to unwind or entertain. At the heart of the home, the stylish kitchen/breakfast room connects to a separate dining room, creating a sociable layout for everyday living. Double doors open directly onto the garden, making outdoor dining a natural extension of the space.

The first-floor features two comfortable double bedrooms, including a generous principal bedroom measuring 13'10" with built-in wardrobes. A sleek, contemporary bathroom completes the accommodation on this floor.

On the second floor, the loft room brings valuable flexibility, providing an ideal setting for a home office, creative studio or a peaceful retreat.

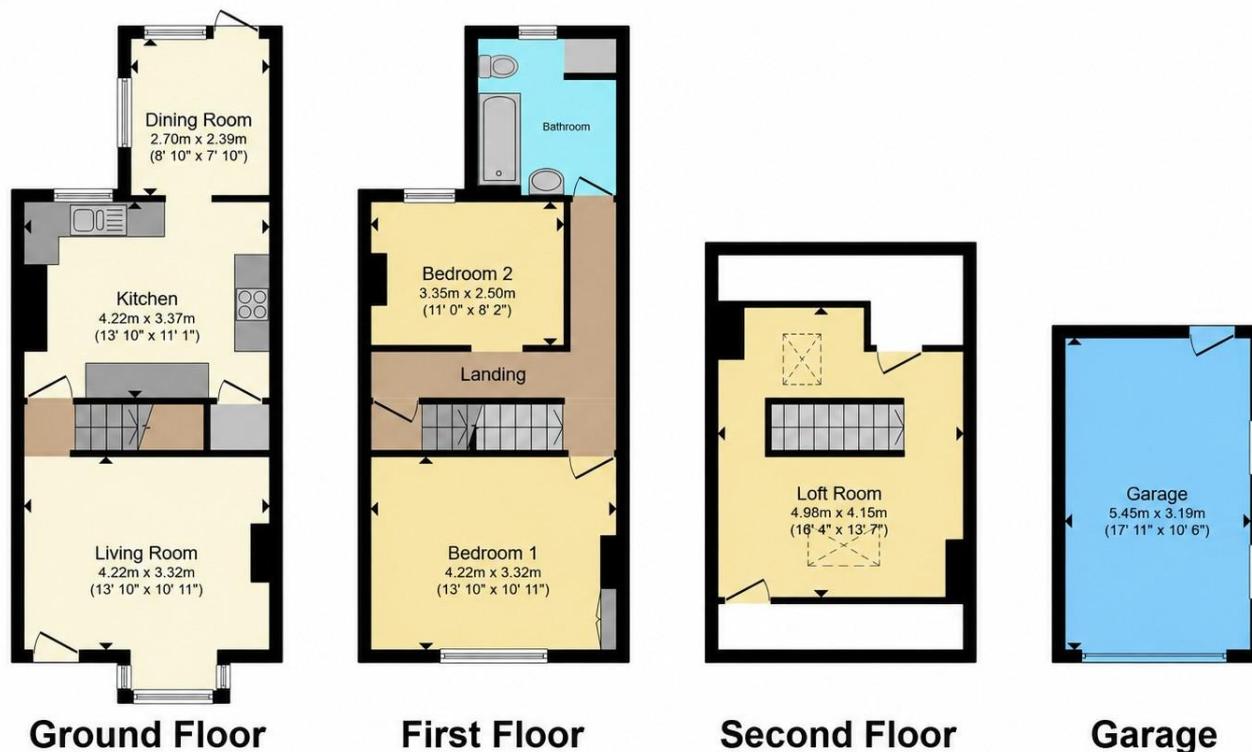
Outside, the generously sized rear garden offers a private setting for relaxing, entertaining and enjoying the warmer months. The garage has an electric door and power, providing useful additional storage, completing a charming home in a convenient and sought-after St Albans location.

The property previously had planning permission for an extension and can be viewed under 'Planning Application 5/2019/2947 - Valid From 25/11/2019'. Single storey side and rear extension with rooflight, following removal of existing single storey structure, alteration to side window.

Location

College Road is positioned close to Fleetville's excellent range of amenities and has well regarded schools close by. St Albans City Station is within walking distance, where there are fast rail services into central London.





Total floor area 117.1 m² (1,260 sq.ft.) approx

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.propertybox.io

Connells



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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold



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