





### Property Description

Step inside to find a welcoming entrance hall that immediately gives a sense of space and light. The main living room sits to the rear of the property, offering an ideal place to unwind, with double doors opening out to the garden and seamlessly connecting indoor and outdoor living.

At the front of the house, a dedicated dining room provides a stylish setting for family dinners and entertaining, while the contemporary kitchen is also positioned to the front, offering excellent storage, worktop space and integrated appliances. A useful utility room and guest w/c complete the ground floor.

Upstairs, the first floor continues to impress with four well-sized bedrooms. Two benefit from private en-suite shower rooms, creating comfortable retreats, while the remaining bedrooms are served by a modern family bathroom. The spacious landing enhances the sense of openness and provides access to all rooms.

Outside, the rear garden is mainly laid to lawn and includes a detached garden office, ideal for home working or a quiet retreat. The property also benefits from two allocated covered parking spaces, along with additional visitor parking.

Page Place is ideally positioned opposite Frogmore lakes and within easy reach of Park Street railway station. Excellent motorway links are close by, with both St Albans and Radlett just a short drive away - offering the perfect balance of countryside, convenience and connectivity.

### Lounge

12' 2" x 19' 4" ( 3.71m x 5.89m )

### Kitchen

16' 1" x 7' 3" ( 4.90m x 2.21m )

### Dining Room

14' 1" x 7' 7" ( 4.29m x 2.31m )

### Study

7' 7" x 8' 6" ( 2.31m x 2.59m )

### Bedroom One

16' 7" x 7' 7" ( 5.05m x 2.31m )

### Bedroom Two

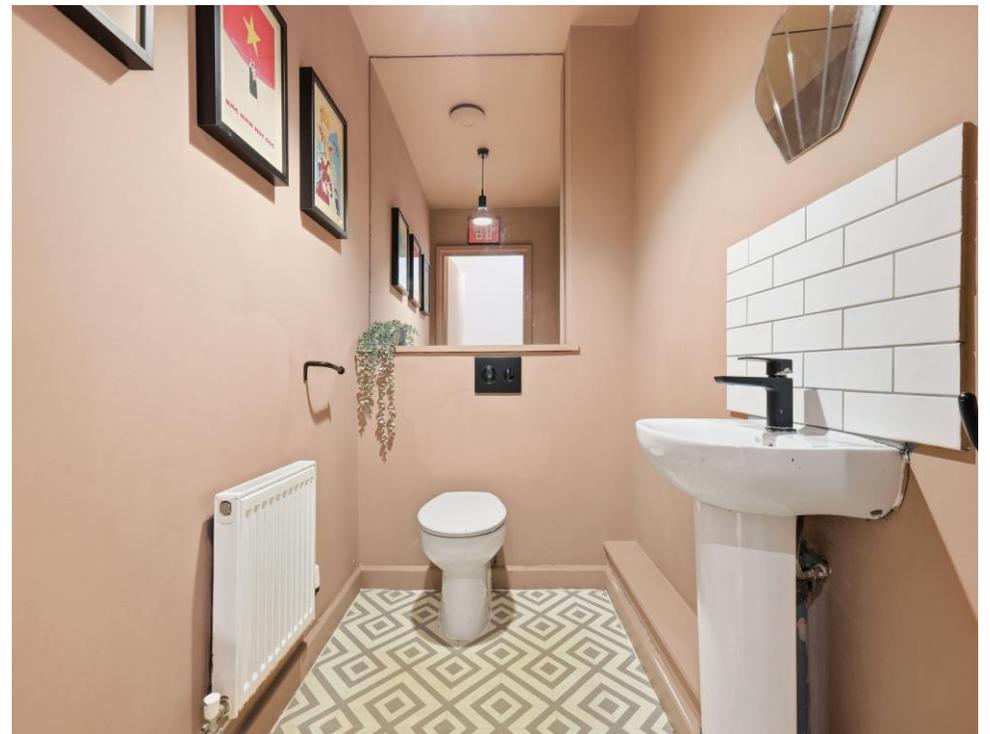
12' 2" x 10' 10" ( 3.71m x 3.30m )

### Bedroom Three

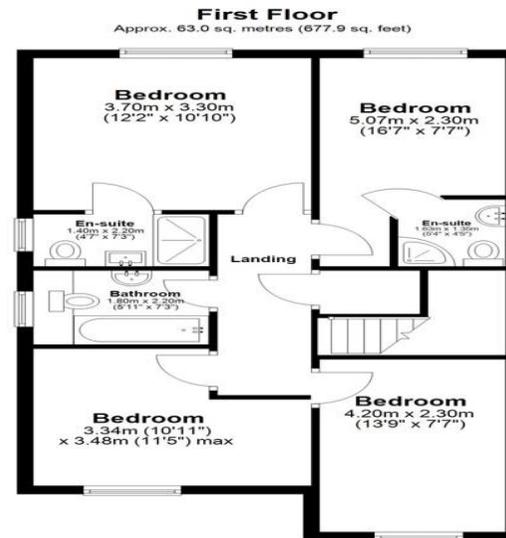
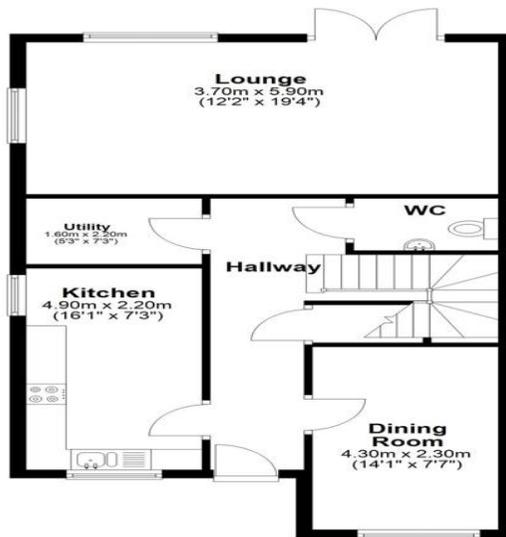
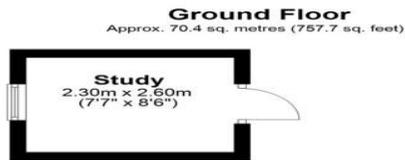
10' 11" x 11' 5" ( 3.33m x 3.48m )

### Bedroom Four









Total area: approx. 133.4 sq. metres (1435.6 sq. feet)

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Page Place

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38 Chequer Street  
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EPC Rating: C Council Tax  
Band: G

Tenure: Freehold

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Property Ref: STA317559 - 0003