



Abbots Park, St Albans



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Guide Price £475,000

- 0.8 Miles to St Albans City Station
- Close to City Centre
- Garage Room
- Communal Shared Gardens
- Chain Free Town House
- Off-Road Parking
- Close To Highly Regarded Schools
- EPC rating D



A wonderfully spacious three/four-bedroom terraced family home occupying an enviable position close to the city centre, mainline station, with a 20-minute link to London St Pancras International and excellent local schooling.

Starting with the ground floor the accommodation is briefly comprised of a welcoming entrance hall and self-contained studio with kitchen and en-suite. The front portion of the garage has been kept for storage purposes.

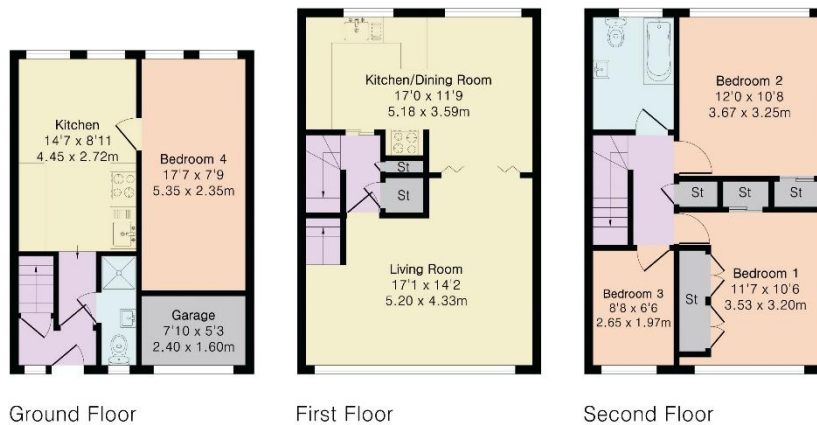
Moving up to the first floor you will find an open plan kitchen & spacious living room. On the second floor there are two double bedrooms (with internal storage cupboards) single bedroom and a family bathroom.

Additional benefits include driveway parking and access to well-kept communal gardens. The property is offered to the market with no upper chain.



**Approximate Gross Internal Area 1263 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 353 sq ft – 33 sq m
 First Floor Area 455 sq ft – 42 sq m
 Second Floor Area 455 sq ft – 42 sq m
 Garage Area 41 sq ft – 4 sq m



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



