



Falcon Way, St Albans



### Guide price £640,000

- Three bedrooms
- Open-plan kitchen/diner
- Driveway parking
- Short distance to Beaumont Secondary School
- Short distance to Oakwood Primary School
- No Chain
- Option for Shared Ownership
- EPC rating B



A beautifully presented 3-bedroom modern-style home, ideally positioned within this sought-after development. The property is just a short distance from Beaumont Secondary & Oakwood Primary Schools and less than 2 miles to the City centre & main train station with its 20 mins link into central London.

On the ground floor, the accommodation comprises a welcoming entrance hall, a spacious kitchen/diner fitted with modern appliances with patio doors opening directly onto the rear garden, plus a generous lounge and ground floor WC. Moving up to the first floor there are three bedrooms and a family bathroom with a shower over bath.

Further benefits include an easy-to-maintain rear garden and side driveway parking space for two vehicles. The property is offered with no onward chain.

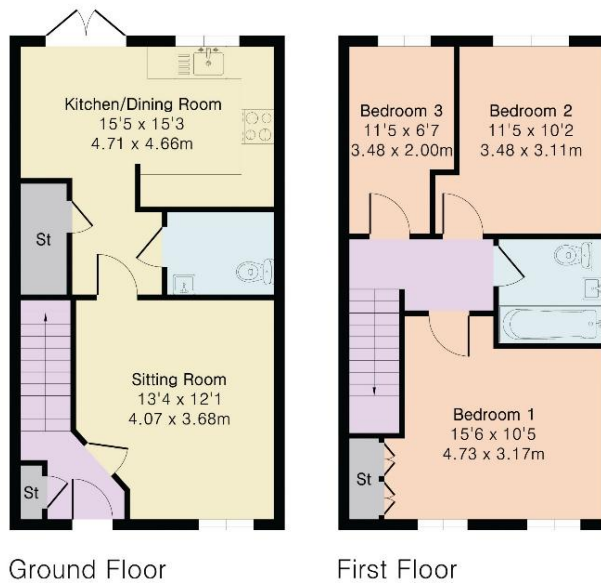




**Approximate Gross Internal Area 890 sq ft - 82 sq m**

Ground Floor Area 445 sq ft - 41 sq m

First Floor Area 445 sq ft - 41 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.



Northwood St Albans

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