



68 Long Fallow, St Albans, AL2 3EE

Guide price £745,000 Freehold



## 68 Long Fallow

St Albans, AL2 3EE

A beautifully presented four-bedroom detached home situated in a quiet cul-de-sac in the sought-after Chiswell Green area of St Albans, boasting delightful rear views over open fields.

Upon entering, a welcoming entrance hall provides access to a convenient cloakroom/WC and a useful built-in storage cupboard. The bright and spacious lounge/dining room features two sets of sliding doors that open onto a sunny rear garden, flooding the room with natural light. Double doors lead to a contemporary kitchen, well-equipped with a range of wall and base units, integrated appliances, a recess for an American-style fridge freezer, and charming front-facing views. A door from the kitchen provides internal access to the generous double garage, which includes an up-and-over door to the front and a courtesy door to the rear garden.

Upstairs, the light-filled first-floor landing leads to four bedrooms, two of which benefit from built-in wardrobes, and a modern family bathroom suite comprising a bath, separate shower cubicle, basin, and WC.

Outside, the home enjoys a well-maintained front garden with a driveway, while the rear garden features a patio area, a lawn bordered by mature plants and hedges, a wooden storage shed, and pedestrian side access to the front.

Long Fallow is a delightful cul-de-sac located in the sought after Chiswell Green area and is generously served by a local post office, bakers, outstanding pizza restaurant, family friendly pub and a mini co-op supermarket. There are excellent local schools and its only a short drive into St Albans city centre and the M25 & M1 motorway network are easily accessible.





## ACCOMMODATION

W.C.

**Kitchen**

12'7 x 9'2 (3.84m x 2.79m)

**Lounge/Dining Room**

15'5 x 26'4 (4.70m x 8.03m)

## FIRST FLOOR

**Bedroom**

12'8 x 11'3 (3.86m x 3.43m)

**Bedroom**

13'8 x 8'5 (4.17m x 2.57m)

**Bedroom**

10' x 10'11 (3.05m x 3.33m)

**Bedroom**

8'2 x 9'2 (2.49m x 2.79m)

**Bathroom**

## OUTSIDE

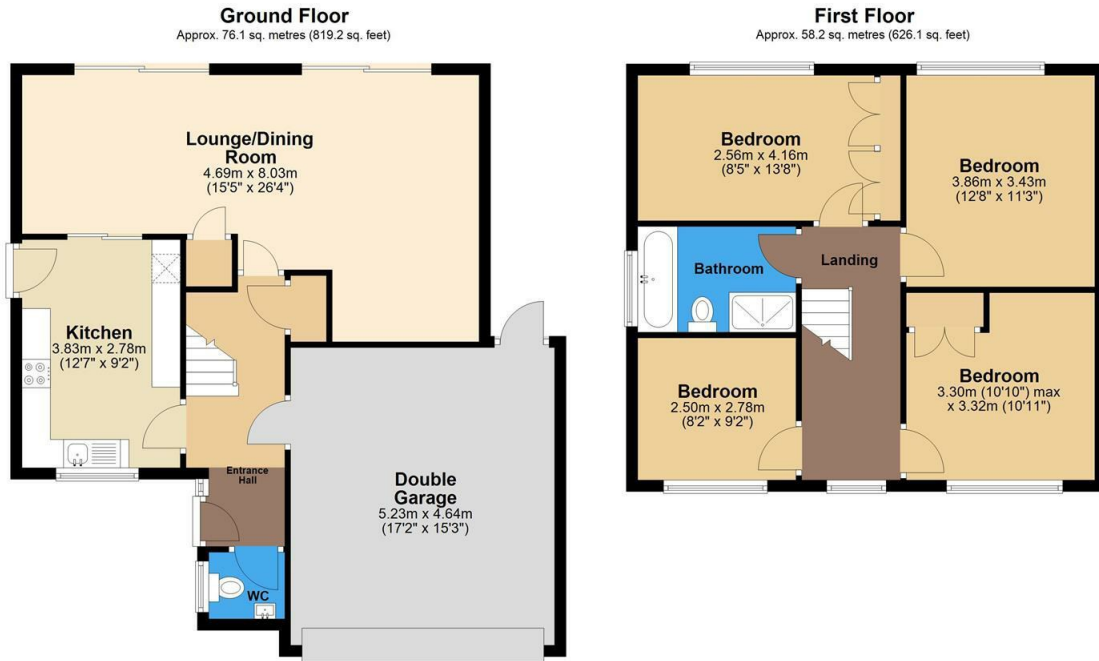
**Front Garden**

**Double garage with driveway**

**Rear Garden**



## Floor Plan



Total area: approx. 134.3 sq. metres (1445.2 sq. feet)

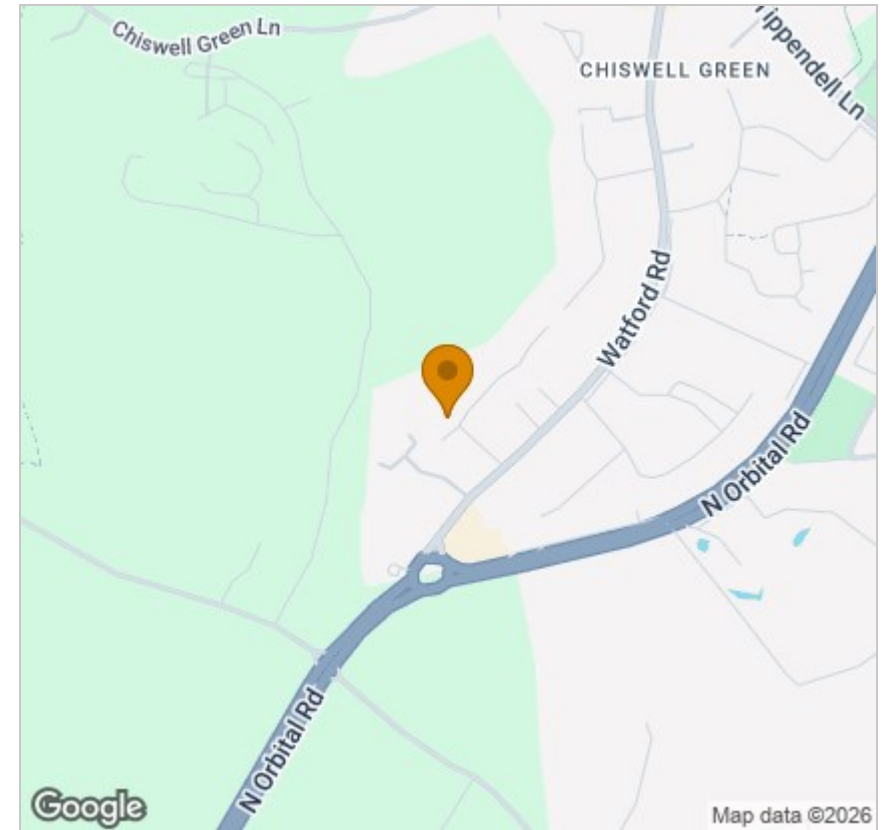
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

