



6 Coningsby Bank, St. Albans, Hertfordshire AL1 2NX

Guide price £650,000 Freehold



## 6 Coningsby Bank

St. Albans, Hertfordshire AL1 2NX

A highly attractive three-bedroom semi-detached house, situated on a generous plot and offered for sale in exceptional condition throughout.

An attractive part-glazed front door opens into a welcoming entrance hall, featuring a side window, stairs to the first floor, and doors to the principal ground floor rooms. The bright and comfortable lounge enjoys a front-facing window and double doors that lead through to the dining room. The dining room offers pleasant views of the rear garden and provides access to a modern, stylish kitchen fitted with a range of wall and base units with wooden worktops above.

The kitchen also benefits from a useful built-in storage cupboard and a door leading to a covered side passageway, which offers gated access to the front, access to the rear garden, and a door through to the garage.

To the first floor, the landing has a side window and doors to all rooms, including two well-proportioned double bedrooms, both with fitted storage, a nicely sized third bedroom also with storage, and a contemporary bathroom suite comprising a bath, wash hand basin with storage below, and WC.

Externally, the property features an attractive herringbone block-paved driveway providing ample off-street parking and leading to the garage. To the rear is a generous patio area, ideal for entertaining, along with a pleasant lawned garden and access to a useful wooden cabin positioned at the rear of the plot.

Coningsby Bank is located in the popular Cottonmill area of St Albans within 1 mile of the City centre and close to primary and secondary schools, a parade of local shops and excellent bus routes to the City centre and train station. The M25 and M1 motorway network are also easily accessible.





## ACCOMMODATION

### Ground Floor

#### Hallway

11' x 6' (3.35m x 1.83m)

#### Lounge

13'5 x 11'2 (4.09m x 3.40m)

#### Dining Room

11'10 x 11' (3.61m x 3.35m)

#### Kitchen

11'10 x 8'4 (3.61m x 2.54m)

### First Floor

#### Bedroom 1

12'9 x 11 (3.89m x 3.35m)

#### Bedroom 2

11'10 x 10'1 (3.61m x 3.07m)

#### Bedroom 3

10' x 8'1 (3.05m x 2.46m)

### Bathroom

### OUTSIDE

#### Paved Frontage/Driveway

#### Garage

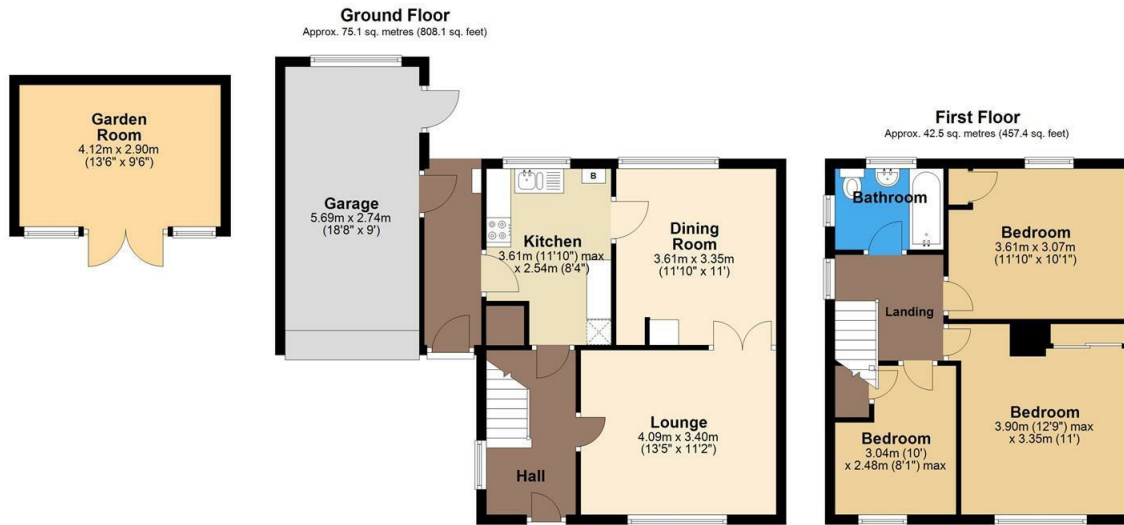
18'8 x 9 (5.69m x 2.74m)

#### Rear Garden

#### Garden Room

13'6' x 9'6 (4.11m' x 2.90m)

## Floor Plan



Total area: approx. 117.6 sq. metres (1265.4 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

