





Property Description

Offered to the market chain free, the property also offers excellent scope to extend and enhance, subject to the necessary planning consents.

A welcoming entrance hall provides access to all principal ground floor rooms, together with a useful cloakroom/WC.

The spacious living room is centred around a feature fireplace and enjoys direct access to the rear garden via sliding patio doors, creating a wonderful connection between the indoor and outdoor spaces. The adjoining dining room offers an ideal setting for entertaining or family meals while enjoying views across the mature garden.

The kitchen is fitted with a range of wall and base units and benefits from access to a covered side passage, providing a practical route to both the front and rear of the property as well as two useful brick-built storage sheds.

Upstairs, the generous accommodation continues with three genuine double bedrooms. The impressive principal bedroom overlooks the rear garden and features a range of mirrored fitted wardrobes, while the remaining bedrooms provide versatile space for family living, guests or home working. Completing the first floor is a wet-room style shower room with walk-in shower, WC and wash hand basin.

Outside, the property benefits from a block-paved driveway providing off-street parking. A beautifully established and private rear garden, offers a paved seating area leading onto a mature lawn, bordered by an abundance of established shrubs, trees and planting.

Location

Perfectly positioned in the ever-popular Chiswell Green area, the property combines a quiet residential setting with exceptional convenience. St Albans city centre is just a short drive away, while excellent road links via the M1 and M25, along with nearby rail services into London, make this an ideal location for commuters and families alike. Highly regarded local schools, parks and everyday amenities are all within easy reach, adding to the area's enduring appeal.

Lounge

14' x 11' 5" (4.27m x 3.48m)

Kitchen

11' 5" x 11' 1" (3.48m x 3.38m)

Dining Room

11' 5" x 10' (3.48m x 3.05m)

Bedroom One

14' 1" x 13' max (4.29m x 3.96m max)

Bedroom Two

12' x 10' (3.66m x 3.05m)

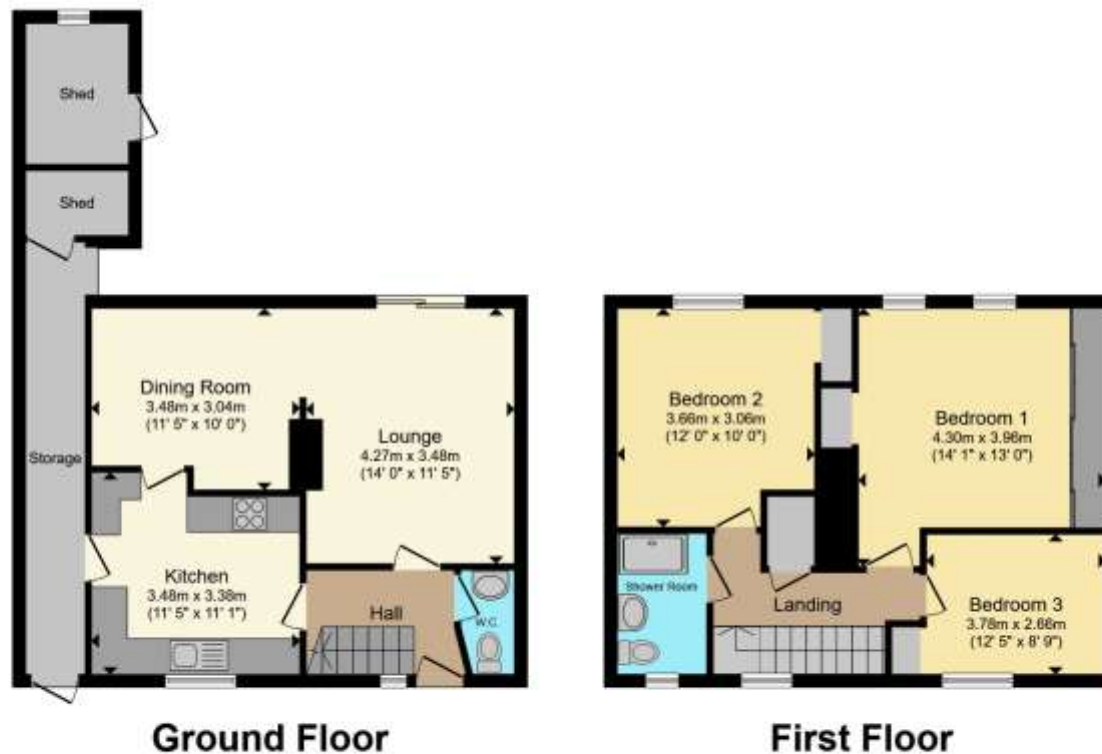
Bedroom Three

12' 5" x 8' 9" (3.78m x 2.67m)









Total floor area 107.2 m² (1,154 sq.ft.) approx

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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