



**Connells**

Dellfield  
St. Albans





### Property Description

The property offers a spacious and bright reception room featuring large windows and elegant wood floors, providing a welcoming space to relax or entertain guests. The thoughtfully designed kitchen has been recently renovated and offers a lovely space overlooking the large garden.

There are three immaculate bedrooms, consisting of two double rooms and a further single bedroom, accommodating a range of family needs or flexible work-from-home arrangements. The stylish main bathroom is fitted with a contemporary free-standing bath and a heated towel rail.

Outside, the property boasts a large private garden, perfect for children to play or for relaxation during the warmer months. Additionally, useful outbuildings offering excellent storage.

This impressive home is only a short walk from the town centre allowing a seamless journey to local shops and schools providing perfect convenience. You also have the potential to add off street parking.

Ideal for first-time buyers, investors, or families, this attractive residence is offered for sale in good condition and falls within Council Tax Band C. Anyone looking to complete the sale quickly will be happy to hear it is being offered with No Upward Chain. Viewing comes highly recommended.

### Entrance Hallway

7' 3" x 7' 1" ( 2.21m x 2.16m )

### Sitting Room

19' 4" Max x 12' 1" ( 5.89m Max x 3.68m )

### Kitchen

12' 1" x 7' 9" ( 3.68m x 2.36m )

### Bedroom One

12' 1" x 12' 1" ( 3.68m x 3.68m )

### Bedroom Two

12' 1" x 5' 9" ( 3.68m x 1.75m )

### Bedroom Three

9' 2" x 7' 9" Max ( 2.79m x 2.36m Max )

### Family Bathroom

7' 9" x 7' 2" ( 2.36m x 2.18m )

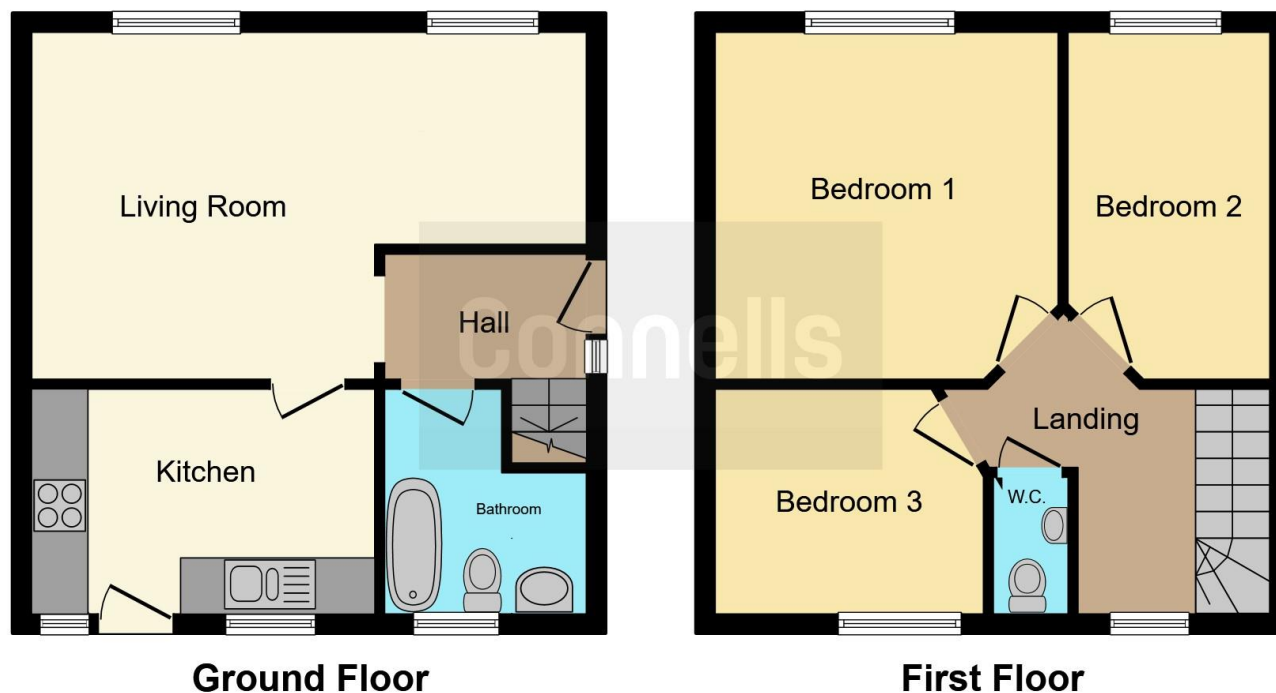












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/STA317410](http://connells.co.uk/Property/STA317410)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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