
 3 bedrooms

 2 bathrooms

 2 receptions

 EPC Band C

Freehold

Council Tax Band:
E £2,863.15 (25/26)

Local Authority:
St Albans District Council



Please provide the description you would like to be converted.

Description

This three-bedroom semi-detached property is excellently presented, with accommodation extended by the current Vendors. Arranged over two floors, the first floor includes a principal bedroom with en-suite shower room, two additional good-sized bedrooms, and a family bathroom. Downstairs features a spacious L-shaped rear aspect lounge with log burner, French doors leading to the garden, and engineered oak flooring. There is a separate rear aspect office/dining room with built-in storage cupboards and a downstairs cloakroom. The fabulous fully-fitted kitchen includes a four burner gas hob, fan assisted electric oven, extractor fan, and dishwasher. The exquisite private rear garden features a large entertaining patio, shaped lawn, well-stocked raised borders, and a large timber-built garden storage shed/workshop. Additional amenities include driveway parking at the front and more hardstanding/driveway space to the rear. Buyers Information: In compliance with the UK's Anti Money Laundering (AML) regulations, we must confirm the identity of all prospective buyers when an offer is accepted, using a third-party Identity Verification System. A nominal charge of £48 (per person) including VAT applies. For more information, please refer to the terms and conditions section of our website.

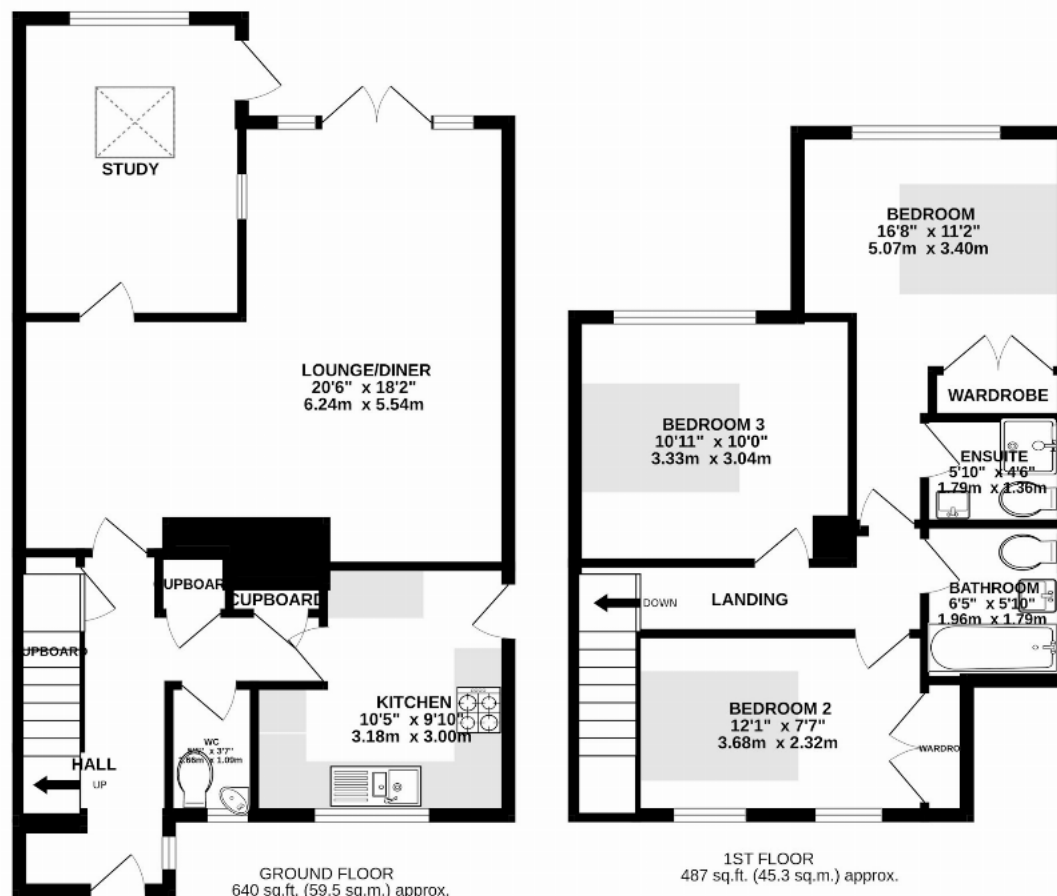


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TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.