



3 bedrooms



2 bathrooms



1 reception



South-Facing



Off-Street Parking



EPC Band B

Freehold

Local Authority:  
St Albans City & District Council





Attractive chalet bungalow in excellent condition, this contemporary semi-detached home offers two floors of well-planned accommodation and parking for two vehicles.

### Description

This semi-detached property is set back from the road, accessed via a block-paved driveway past a lawned front garden. The front door opens into a bright, tiled entrance hall. On one side, there's a good-sized double bedroom with a smart en-suite shower room; on the other, a smaller bedroom is currently used as a study. The ground floor includes a pleasant living room with a wood-burning stove and an open space at the rear featuring a stylish kitchen with a dining area, lit by a large rooflight and glazed doors to the garden. Stairs lead from the hall to the first floor, where there's a further double bedroom with dormer windows and excellent storage, alongside a sizeable en-suite bathroom with a separate shower. The external spaces are landscaped for low maintenance, including a south-facing paved seating area accessed from the dining area, stepping up to a gravelled terrace.

### Location

Ragged Hall Lane is a semi-rural road in Chiswell Green, south of St Albans. It offers easy access to city centre amenities, local shops, a doctors surgery, and a popular primary school.

#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



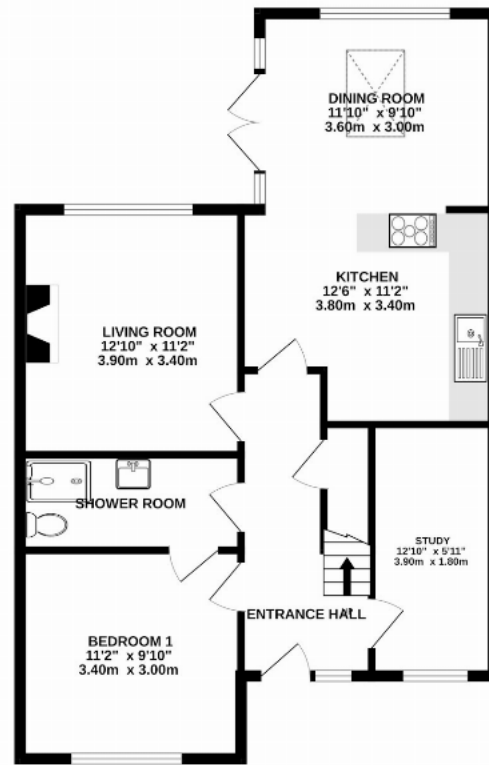




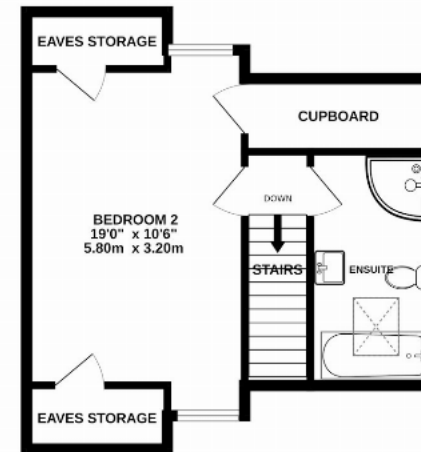








GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

TOTAL FLOOR AREA: 1072sq.ft. (99.6 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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