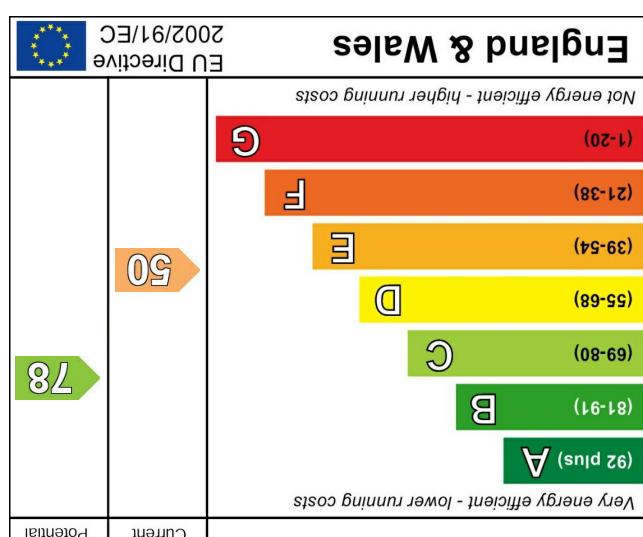


Environmental Impact (CO₂) Rating



Energy Efficiency Rating





A charming three double bedroom detached family home having undergone renovation in recent years to provide bright and spacious accommodation throughout. Located just to the south of the City centre and within a minutes walk of Verulamium park, easy reach of both stations and within catchment for quality schooling. Subject to planning permission, the property provides scope to extend to the ground floor, first floor and loft should the additional space be required. The property is also being offered for sale chain free and viewing is highly recommended.

Entrance Hall

Stairs to first floor. Wood effect flooring. Doors to:-

Living Room

Double glazed window to front. Chimney breast. Down lighters. Radiator. Wood effect flooring.

Kitchen/Dining Area

A stylish range of wall base units with quartz work surface and upstands. Inset stainless steel sink with mixer tap. A range of integrated appliances to include double oven, ceramic hob with extractor, fridge/freezer, washing machine and dish washer. Additional larder cupboard. Down lighters. Wood effect flooring. Double doors to decked patio area. Opening onto:-

Family Room

Double glazed window to rear and further double doors leading to decked patio area. Down lighters. Wood effect flooring.

Landing

Double glazed window to side. Doors to:-

Master Bedroom

Double glazed window to front. Cast iron feature fireplace. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Family Bathroom

Double glazed window to side. Bath with mixer tap and shower over. Wash hand basin. WC. Shaver point. Down lighters. Extractor fan.

Garden

A generous size west facing garden mainly laid to lawn with fencing to all boundaries. Decked patio area and access to side.

Parking

On street residents parking.



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183