



Carisbrooke Road, Chiswell Green, AL2



## Key Features

- Linked-Detached
- Four Bedrooms
- Stunning Kitchen/Dining Room
- Spacious Living Room
- Garden Room
- Two Bathrooms
- Utility Room
- Garage/Store Room
- Off Road Parking
- South/West Facing Rear Garden

## The Property

A desirable and beautifully presented extended four bedroom linked-detached family home located in a most sought after road in Chiswell Green.

Presented in excellent condition throughout, this fine family home offers well balanced and versatile accommodation, spaciouly arranged over two floors.

The ground floor features a welcoming entrance hall, WC, a spacious living room, modern fitted kitchen / dining room, a lovely sunny garden room, useful utility room and garage/storeroom. There is further a spacious guest bedroom with en-suite shower room, and doors opening to the rear garden. On the first floor there are three spacious bedrooms and a modern four piece bathroom suite.

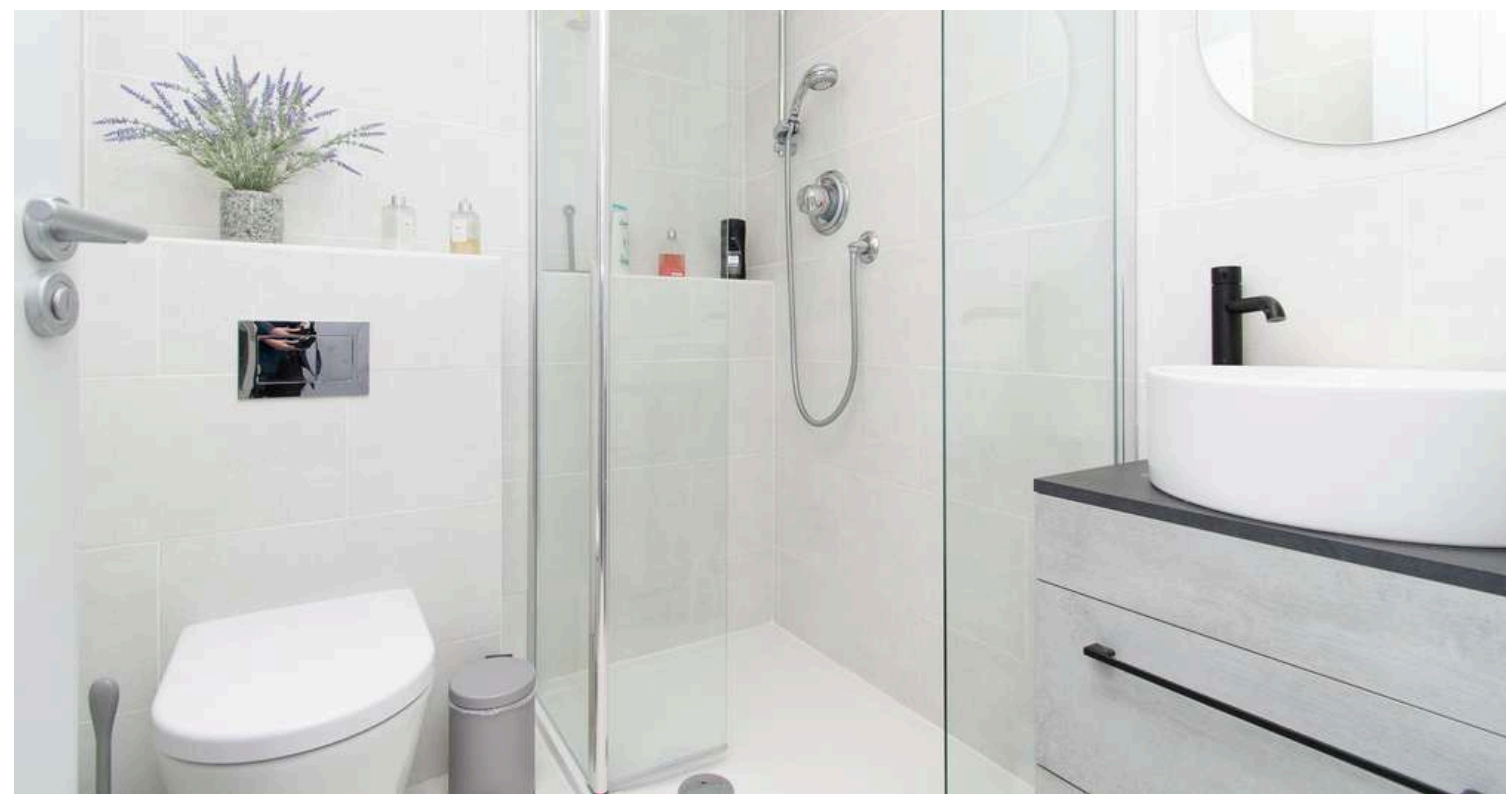
Outside there is a low maintenance, pleasant south/west facing rear garden, with lawn and patio areas and side access. To the front there is a block paved driveway providing parking for several cars.

Carisbrooke Road is a desirable road in the heart of Chiswell Green village within walking distance of Greenwood Park and Killigrew Primary School, and within a short drive to St. Albans and the motorway network links M1 & M25.

Guide price £800,000









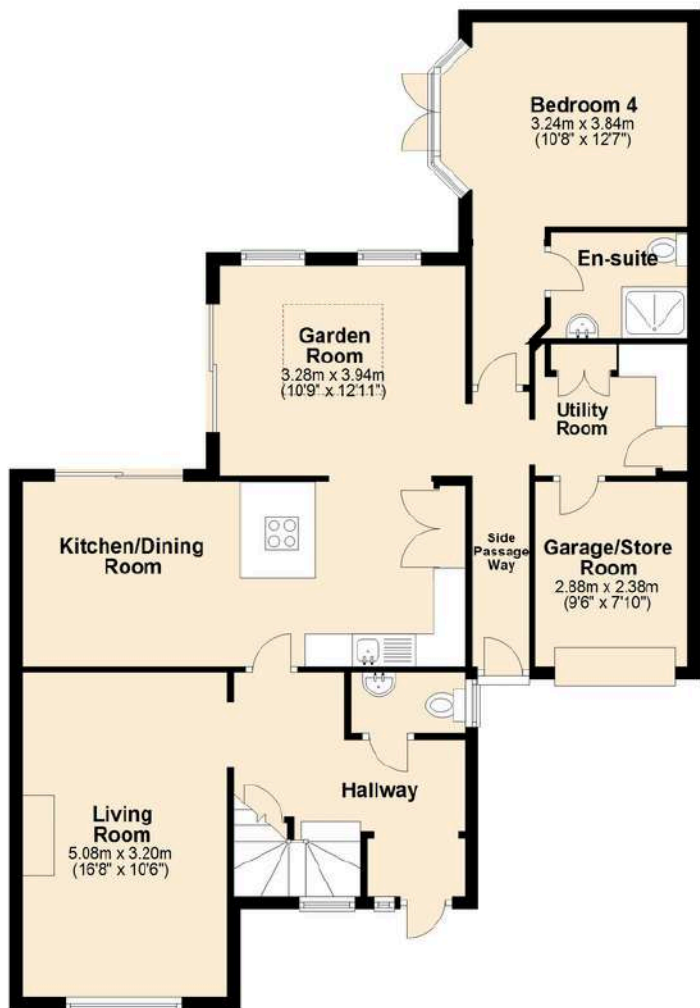






### Ground Floor

Approx. 97.5 sq. metres (1049.7 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 143.8 sq. metres (1548.1 sq. feet)

TOTAL LIVING SQFT, THIS incl Garage/Store Room. Plan created by Fullbrook & Floor Estate Agents. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Disclaimer:**

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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