



P U T T E R I L L S

est. 1992

Tillage Close, Tyttenhanger, St Albans, AL4 0FN

Guide price £425,000



## Modern two bedroom terrace house set within a cul de sac off Highfield Lane.

Modern two bedroom terrace house set within a cul de sac off Highfield Lane, which benefits from off street parking, two double bedrooms and ample storage. The ground floor boasts a welcoming entrance hall which leads on to a spacious open-plan living area, french doors open up to a low maintenance rear garden. Contemporary gloss modern kitchen, then cloakroom with a pedestal hand basin and low level wc. The first floor is home to both bedrooms and family bathroom. Tillage Close is within walking distance of two popular nurseries, less than 1.3 miles of the A414 and within 5 miles of the M25 and A1.

St Albans is a city in Hertfordshire and the major urban area in the City and District of St Albans. It lies east of Hemel Hempstead and west of Hatfield, about 20 miles north-northwest of central London. St Albans was the first major town on the old Roman road of Watling Street for travellers heading north, and it became the Roman city of Verulamium. It is a historic market town and is now a dormitory town within the London commuter belt and the Greater London Built-up Area. You will find many quant coffee shops, fantastic restaurants and has an array of boutiques. Two railway stations serve the city, St Albans City station, which is situated 0.5 miles east of the city centre, and St Albans Abbey station, which is situated approximately 0.7 miles south-west of the city station. St Albans City station is served by Thameslink on a frequent and fast rail link through central London. Suburban services stop at all stations on the route, while express services are non-stop to London St Pancras International (St Albans City station to St Pancras International 18 minutes). Trains run north to Harpenden, Luton, Luton Airport Parkway and on to Bedford. St Albans Abbey station is the terminus of a single-track line from Watford Junction station. St Albans has many state primary and secondary schools, and number of independent schools. Many families move to St Albans because of its excellent schools, both Primary and Secondary.

### Entrance Hall

Power points, single panel radiator, doors to storage cupboard

### Cloakroom

Vinyl flooring, single panel radiator, low level wc, pedestal sink and extractor

### Kitchen 2.87m x 2.35m (9'5" x 7'9")

Vinyl flooring, single panel radiator, roll top work surfaces, power points, stainless steel sink with mixer tap and drainer, built in fridge freezer, electric oven, gas hob with above extractor, space for washer/dryer and double glazed window to the front aspect.

### Reception 5.26m x 3.9m (17'3" x

Power points, TV point, two single panel radiators, double glazed window to the rear aspect and French doors

leading to garden

extractor

### Landing

Power points, loft access and doors to:

### Master Bedroom 3.04m x 3.92m

Power points, TV point, single panel radiator, two double glazed windows to the rear aspect

### Bedroom 2 2.95m x 3.92m (9'8" x

Power points, TV point, single panel radiator, two double glazed windows to the front aspect and door to storage cupboard

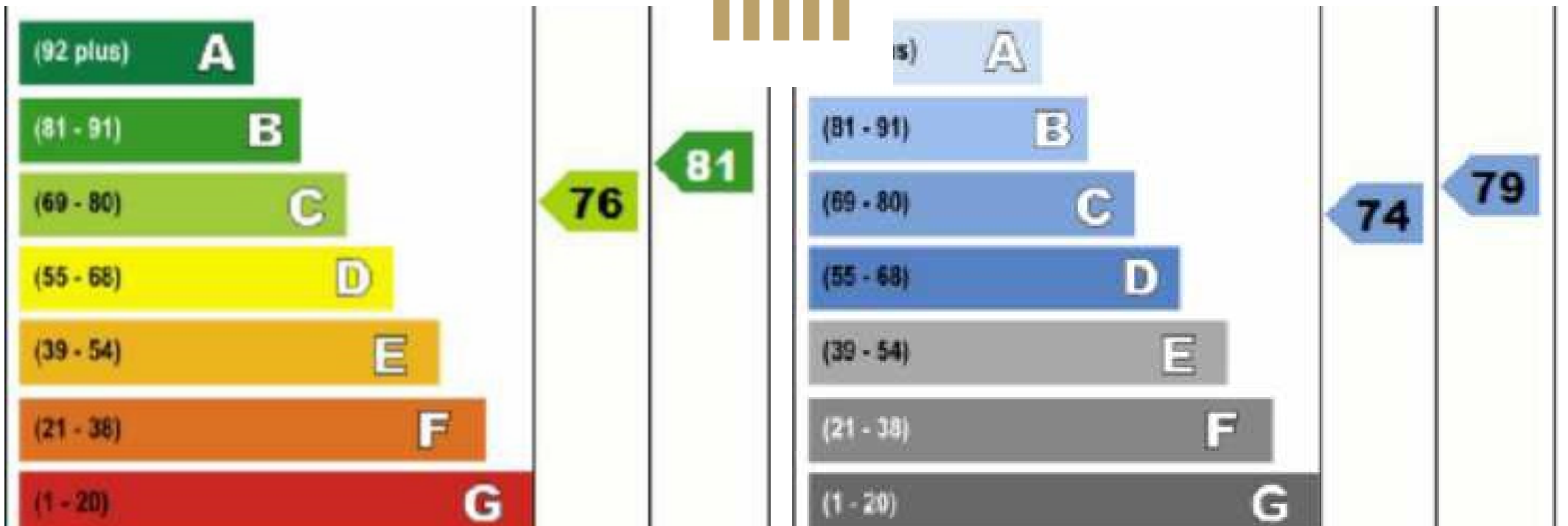
### Bathroom

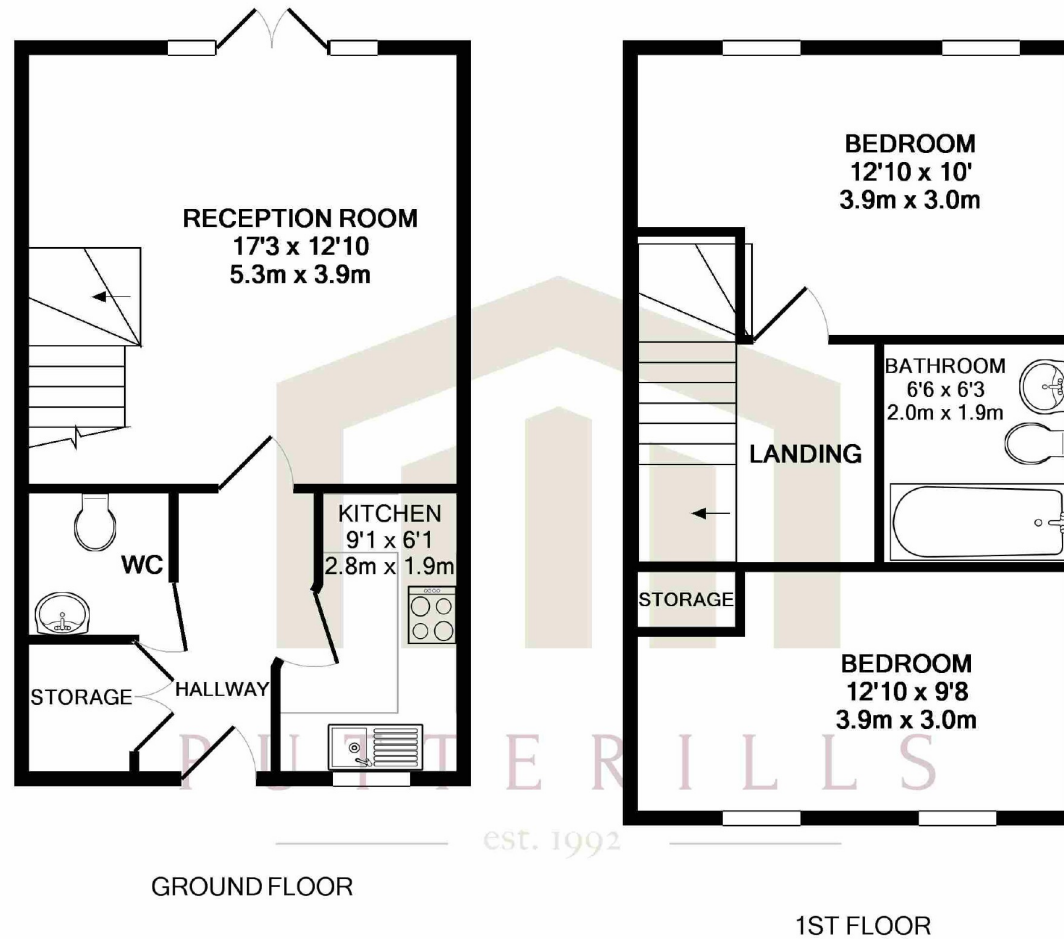
Part tiled three piece suite comprising of enclosed bath with above shower attachment, pedestal sink and low level wc, vinyl flooring, single panel radiator, shaver point and











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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