



Centaurus Square

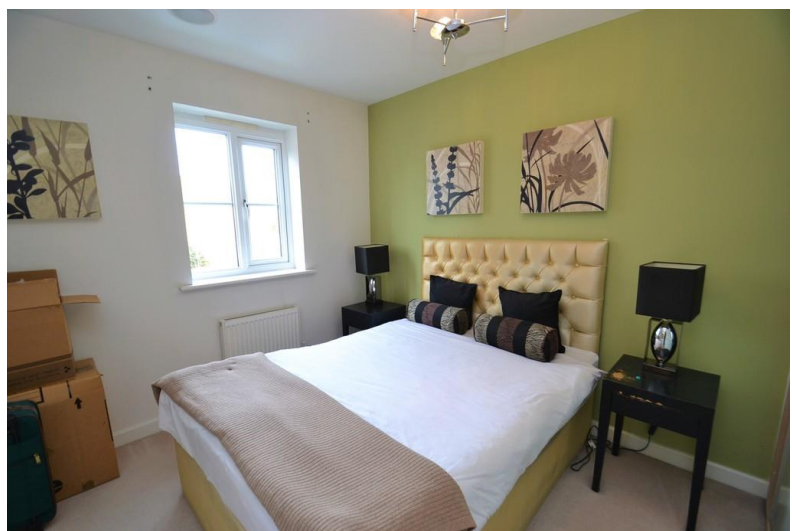
Curo Park, Frogmore, St. Albans, AL2 2FH

Guide Price £579,950

- 4 Bedrooms
- 3 Bathrooms (2 En Suite)
- Living/Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Attractive Rear Garden
- 2 Allocated Parking Spaces
- Modern Development



T: 01923 537 111



A well-presented modern four-bedroom family home with excellent accommodation spread over three floors (the upper two of which provide the bedroom space with all the living accommodation on the ground floor). Ideally located between Radlett and St Albans from where there are direct rail access to Central London. Park St Station is just a short walk away and provides rail access via Watford Junction. Local shops are also within walking distance and access to the M25 and M1 motorways is close by.

The ground floor accommodation comprises an entrance hall, kitchen/ breakfast room, living/ dining room and guest cloakroom. On the first floor are three bedrooms, one of which has an en-suite shower room and a family bathroom. The second floor has a good-sized master bedroom with dressing area and en suite shower room.

GROUND FLOOR

Covered UPVC front door to entrance hallway.

ENTRANCE HALL

Fully carpeted, staircase to first floor, doors to:

GUEST CLOAKROOM

Low-level wall-flush WC, pedestal wash handbasin with tiled splashback.

KITCHEN/BREAKFAST ROOM

12' 1" x 9' 1" (3.68m x 2.77m) Comprehensive range of lightwood veneer wall and base units, granite worksurfaces, sink drainer and splashbacks, one and a half bowl chrome sink, hob with built in extractor fan above, double oven, integrated dishwasher and washing machine, LED ceiling lights, window to front aspect.

LIVING/DINING ROOM

16' 4" x 16' 2" (4.98m x 4.93m) Fully carpeted, coving, surround sound 'Sonos' ceiling speakers, storage cupboard, French doors to garden, window to rear aspect.

FIRST FLOOR

LANDING

Carpeted staircase and first-floor landing with airing cupboard and inset LED spotlights.

BEDROOM TWO

11' 5" x 9' 2" (3.48m x 2.79m) Double bedroom with built-in wardrobes, 'Sonos' ceiling speakers, fully carpeted, window to front aspect.

EN SUITE

Wall-flush WC, wall-mounted wash handbasin with chrome mixer tap, tiled shower cubicle with folding doors, wall-mounted shower head and controls, shelving, tiled flooring and inset LED ceiling lights.

BEDROOM THREE

9' 4" x 9' 2" (2.84m x 2.79m) Double bedroom, fully carpeted, window to rear aspect.

BEDROOM FOUR

9' 4" x 6' 9" (2.84m x 2.06m) Fully carpeted single bedroom currently used as a fully fitted study with large desk area and ample cupboard and drawer space, window to rear aspect.

FAMILY BATHROOM

Wall-flush WC, panelled bath with wall-mounted shower head and controls, wall-mounted wash handbasin with chrome mixer tap, black wall shelf, heated chrome towel rail, fully tiled walls and flooring, inset ceiling spotlights.

SECOND FLOOR

LANDING

Staircase to second floor and small carpeted landing leading to:

BEDROOM ONE

12' 10" x 11' 9" (3.91m x 3.58m) Large double bedroom, fully carpeted, 'Sonos' ceiling speakers, inset ceiling spotlights, eaves storage, window to front aspect.

DRESSING AREA

Dressing area off bedroom with range of built-in wood effect wardrobes, window to rear aspect.

EN SUITE

9' 8" x 9' 8" (2.95m x 2.95m) Wall-flush WC, wall-mounted wash handbasin, shower cubicle with wall-mounted shower head and controls, shelving to two sides, tiled flooring, heated chrome towel rail, inset ceiling spotlights, obscure glazed window to rear aspect.

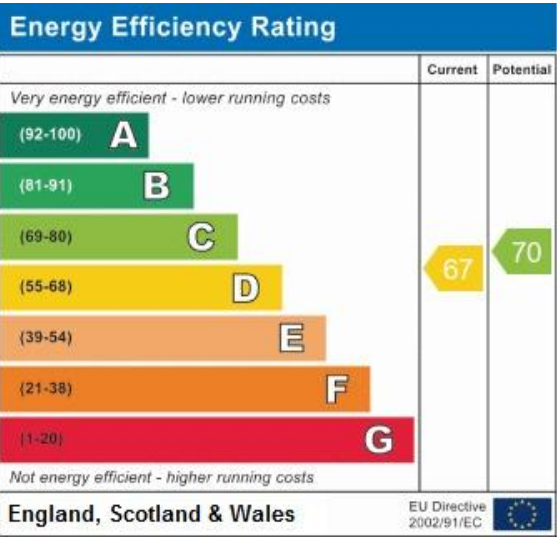
EXTERIOR

FRONTAGE

Designated parking bays outside front door for two vehicles, visitor parking spaces, assorted shrubs and bushes.

REAR

Professionally landscaped garden with paved patio, area of lawn bordered by slate covered flower beds filled with ornamental shrubs and trees, outside tap and gated rear access.



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

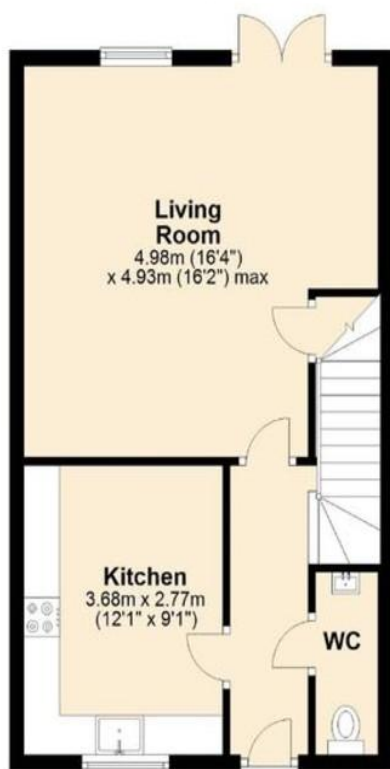
LOCAL AUTHORITY

St Albans District Council



Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 120.3 sq. metres (1294.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

OFFICE

54 Watling Street
Radlett
Hertfordshire
WD7 7NN

T: 01923 537 111

E: info@openestates.co.uk

W: www.openestates.co.uk

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