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

Guide Price £699,950

Freehold

**Frost's**

A beautifully presented and spacious four-bedroom end of terraced town house, located on a very popular development in Frogmore, just a short drive from St Albans, Watford and the popular M1 and M25 motorway network.

The accommodation is arranged over three levels and comprises of an entrance hall, separate kitchen/breakfast room with plenty of wall and base units, a spacious lounge/dining room at the back of the house with a patio door that leads to the garden and a downstairs w/c to complete the ground floor.

On the first floor, there are two well-proportioned bedrooms with the one bedroom including an ensuite bathroom. In addition, there is a three piece family bathroom.

On the second floor there are another two bedrooms. The large main bedroom flows into a walk-in wardrobe area and a further ensuite bathroom. All bedrooms in the property have adequate built in wardrobe space.

Externally the rear garden comes laid to lawn with a patio area. Side access is available leading to the front of the home and the rear garden. There is a garage which has access through the rear garden and accessed by shared driveway and off street parking for a couple of vehicles.

Energy Rating C  
Council Tax Band F  
Freehold





## Features

- Four Bedrooms
- Spacious lounge/Dining room
- Kitchen/Breakfast Room
- Ground Floor WC
- First Floor Bathroom & En-Suite
- Second Floor En-Suite
- Rear Garden
- Garage Accessed by a Shared Driveway

### *Agent Note:*

Please note there is a biannual charge of £221.72 for the upkeep of the private road.



*Spacious living accommodation.*





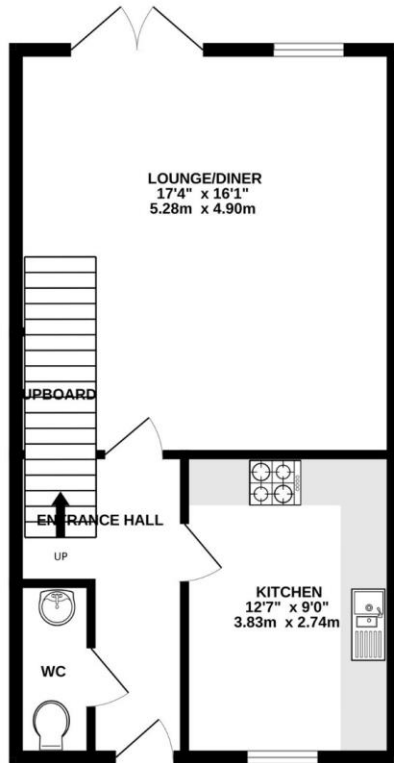
*Low maintenance rear garden.*



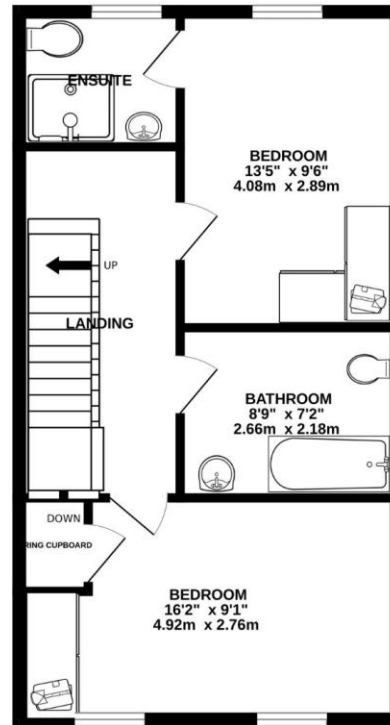




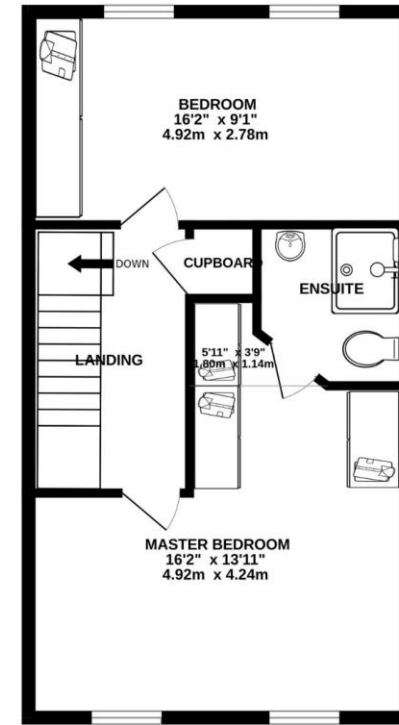
GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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