





A simply stunning CHAIN FREE house, that 'feels like a detached home' inside and out, is this FIVE BEDROOM semi-detached contemporary family home, spanning over 3220 sq foot (including outbuildings), situated on one of St Albans SOUGHT AFTER LOCATIONS within WALKING DISTANCE to the mainline railway station (17 minutes to London St Pancras), close to highly reputable Private and State schools, next to the very popular Clarence Park and excellent local amenities.

Offers in Excess of: £2,300,000

The property is brand new and finished to an exceptional contemporary standard arranged over three floors comprising a stunning entrance with open metal staircase, a beautiful guest cloakroom and bespoke fitted storage. Crittall-style sliding doors open to a box bay fronted lounge, utility and a very large, fabulous open plan hi-end kitchen/dining/living room with Sonos inset ceiling speakers. Minimalist black sliding doors lead to a landscaped designed private walled patio, perfect for day or night-time entertaining (with extensive outdoor lighting). On the 1st Floor, there are 3 generous double bedrooms, all with their own exquisite 'hotel style' Porcelanosa en-suites. The 2nd Floor is the exceptional Master bedroom with a large and bright walk-in dressing room, again with its own exquisite en-suite. The bedroom overlooks the front and there are stunning, full length black sliding doors (with an exterior secure glass Juliette balcony) that overlook the contemporary landscaped garden. Externally, the driveway provides off street parking for 2 cars, a secure bin storage/bike area with a valuable side access to the rear. There are 2 very large entertaining areas that lead to a large Green Retreats bespoke contemporary Studio/annexe that could be used for numerous options: double bedroom/office/home gym/games and entertaining room/teenager den. It is completely self-contained with a modern kitchen and separate en-suite. Hidden discreetly behind the annexe is a lifetime polyethylene and steel shed for extra storage: bicycles/barbeque equipment/garden chairs/paints etc.





Entrance Hall

Lounge 4.63m x 3.77m (15'2" x 12'4").

Kitchen/Dining/Living Room 9.81m x 7.43m
(32'2" x 24'5").

Utility Room

Fire Pump/Tank Room

Cloakroom

Bedroom 1 7.57m x 5.46m (24'10" x 17'11").

Walk-In Wardrobe

Ensuite Shower Room

Bedroom 2 5.99m x 4.05m (19'8" x 13'3").

Ensuite Shower Room

Bedroom 3 4.73m x 3.52m (15'6" x 11'7").

Ensuite Shower Room

Bedroom 4 4.30m x 3.40m (14'1" x 11'2").

Walk-In Wardrobe

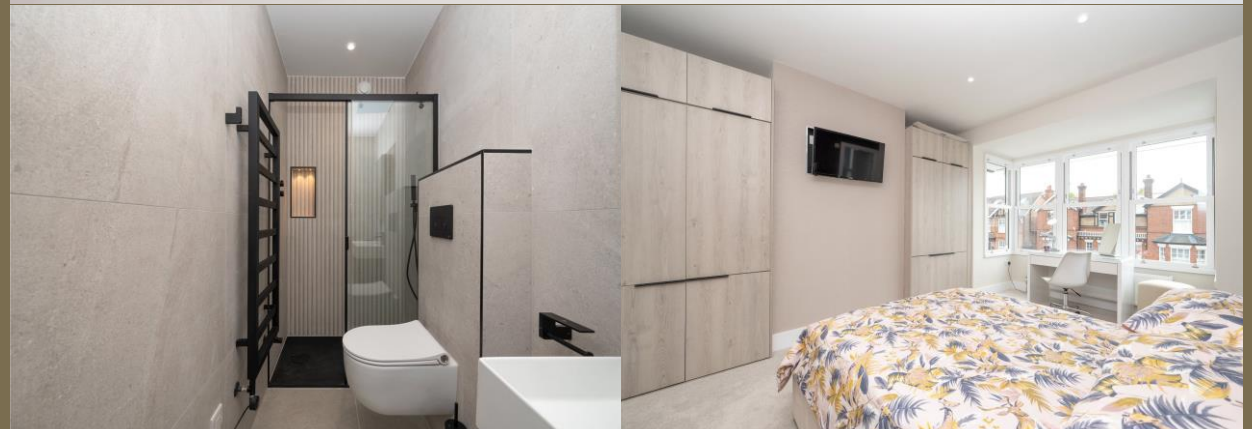
Ensuite Shower Room

Garden

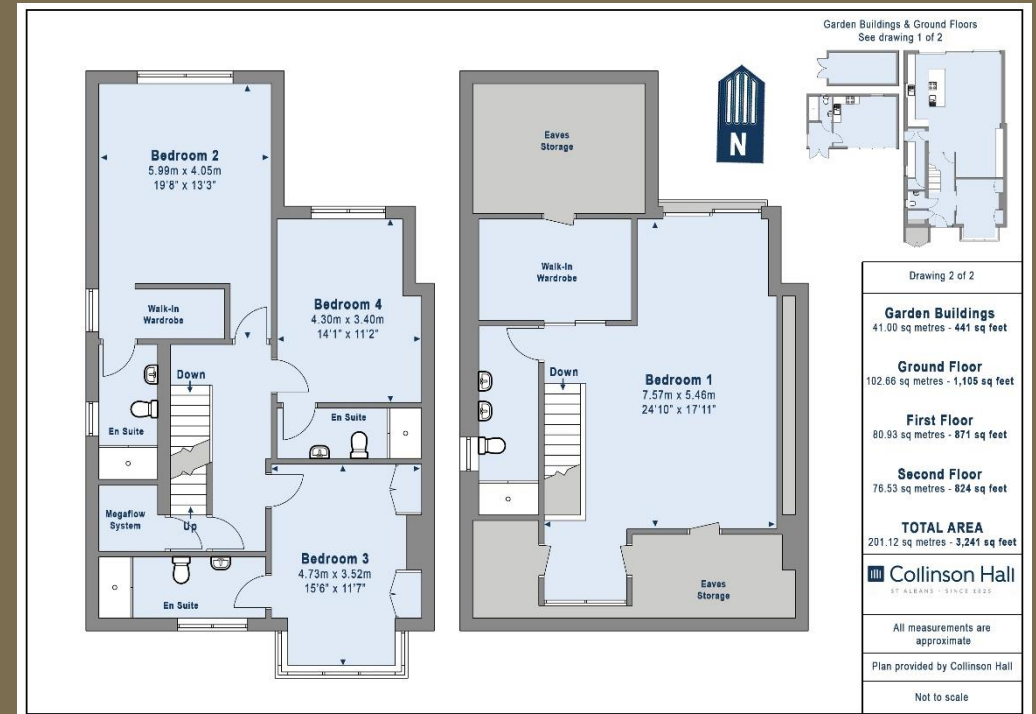
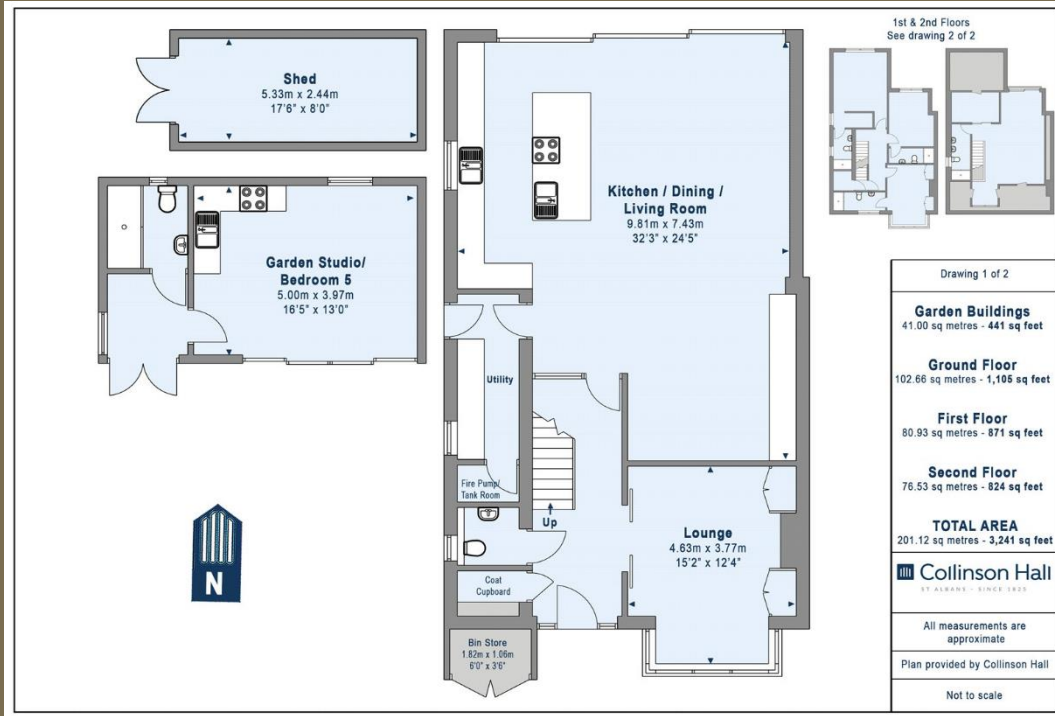
Garden Studio 5.00m x 3.97m (16'5" x 13').

Shed 5.33m x 2.44m (17'6" x 8').

Bin Store 1.82m x 1.06m (6' x 3'6").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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