





A SUPERB FIVE BEDROOM family home situated on a **PRESTIGIOUS DEVELOPMENT** in the sought after **BEAUMONT AREA** of St.Albans. Finished to an exemplary standard, this wonderful home boasts five bedrooms, four bathrooms, a fantastic kitchen and dining room, two reception rooms as well as ample parking and a GARAGE.

Guide Price: £1,175,000

This impressive modern home, built approximately three and a half years ago, offers stylish and versatile living across nearly 1,900 sq ft. The welcoming entrance hall leads to a generous living room with double doors opening into a superb kitchen/dining room, complete with fitted appliances and further double doors that flow seamlessly out to a spacious family garden. The ground floor also features a sizeable cloakroom and a separate study, ideal for home working. All bedrooms throughout the property are well-proportioned. The first floor hosts the principal bedroom, boasting a walk-in wardrobe and a contemporary en-suite shower room, along with two additional bedrooms, both with fitted wardrobes, and a modern family bathroom. The top floor offers two further generous double bedrooms, served by a stylish shower room. Externally, the property benefits from a private driveway and a detached garage.

EPC Rating: B 86

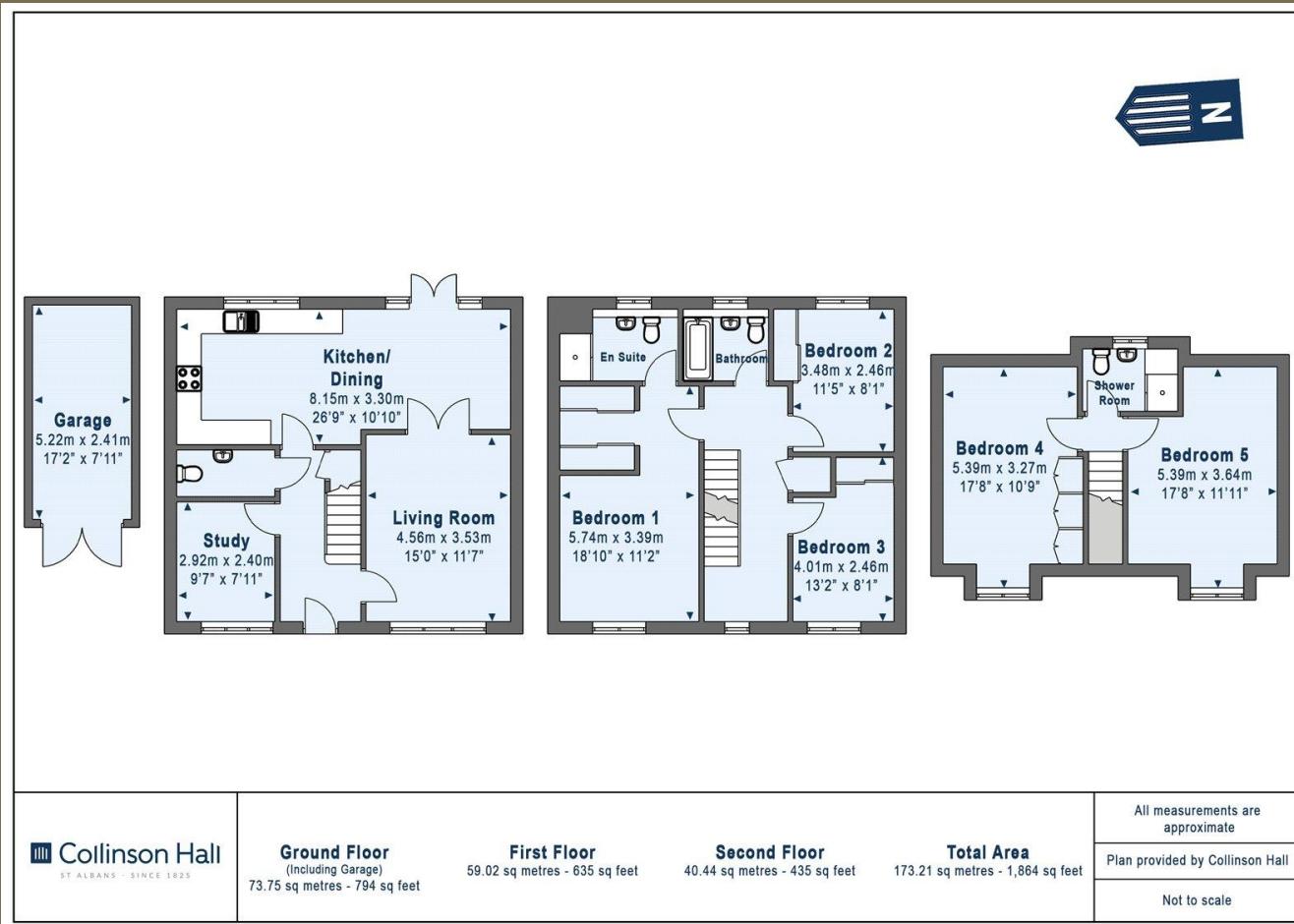
Council Tax Band: G











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.