





A substantial SIX bedroom family home positioned within a tucked away, leafy road close to excellent amenities, reputable primary and secondary schools including Garden Fields, STAGS, and within EASY REACH of St Albans City Centre with its excellent transport links to London.

Offers Over: £1,470,000

Arranged over three floors, this sumptuous property offers versatile, modern living accommodation comprising of a spacious entrance hall with a turned staircase, an impressive open plan style kitchen/breakfast room with integrated appliances, two reception rooms, a separate utility room and cloakroom. A remarkable galleried landing provides access to the principal bedroom suite that features its own dressing room and en-suite shower room, three further good-sized bedrooms and a family bathroom. To the second floor, there are two more bedrooms both enjoying the use of a bathroom featuring a bath and separate shower enclosure. Externally, there is a well-kept garden that is mainly laid to lawn with both hedges and trees, a patio area and also has the benefit of a heated swimming pool. To the front, there is off street parking for multiple vehicles and access to the property's integral garage.

EPC Rating: C 70
Council Tax Band: G





Entrance Hall

Living Room 6.31m x 4.21m (20'8" x 13'10").

Dining Room 5.13m x 3.76m (16'10" x 12'4").

Kitchen Breakfast Room 6.65m x 3.30m (21'10" x 10'10").

Utility Room

Cloakroom

Bedroom 1 6.61m x 3.64m (21'8" x 11'11").

Dressing Room

Ensuite Shower Room

Bedroom 4 3.64m x 2.98m (11'11" x 9'9").

Bedroom 3 6.25m x 2.58m (20'6" x 8'6").

Bedroom 5 3.35m x 2.60m (11' x 8'6").

Bathroom

Bedroom 2 6.40m x 4.53m (21' x 14'10").

Bedroom 6 4.53m x 2.60m (14'10" x 8'6").

Ensuite Bathroom

Garden

Swimming Pool

Garage 8.87m x 2.53m (29'1" x 8'4").







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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