





**A fine example of a DISTINGUISHED EDWARDIAN CHARACTER HOME providing EXPANSIVE and BEAUTIFULLY presented accommodation, located in one of St Albans' most SOUGHT-AFTER LOCATIONS.**

**Guide Price: £2,500,000**

Over 3000 square feet, this fabulous home offers generous living space arranged over three floors with an array of character features from fireplaces to wood burner, attractive intricate cornicing and a contrast of modern and stylish home comforts. The heart of this wonderful home is the splendid kitchen/dining/family room with a beautifully fitted kitchen, central island and is awash with light from the orangery's lantern roof and bi-fold doors, that open onto a generous rear garden. There is a formal lounge with wood burner and a second reception. The property also offers a spacious hallway, cloakroom and good size utility. The first floor offers three generous double bedrooms, one of which benefits a newly fitted en-suite along with two further bathrooms. The second floor has two double bedrooms and is furnished by a fitted shower room.

Outside, there is a good-sized, generously stocked, secluded garden with a choice of patio terraces to enjoy and a very useful outbuilding providing a home office and good-sized storeroom. To the front, an attractive block-paved driveway provides ample parking, and a welcoming planted frontage guides you to a handsome stained-glass entrance.

EPC Rating: D 63  
Council Tax Band: G





Entrance Hall

Lounge 5.37m x 3.94m (17'7" x 12'11").

Study 4.25m x 3.90m (13'11" x 12'10").

Cloakroom

Kitchen/Dining/Living 7.79m x 6.95m (25'7" x 22'10").

Utility Room

Bedroom 1 5.54m x 4.25m (18'2" x 13'11").

Bathroom

Bedroom 2 4.21m x 3.94m (13'10" x 12'11").

Ensuite Bathroom

Bedroom 3 4.31m x 3.94m (14'2" x 12'11").

Bathroom

Bedroom 4 5.05m x 3.58m (16'7" x 11'9").

Bedroom 5 3.63m x 3.12m (11'11" x 10'3").

Shower Room

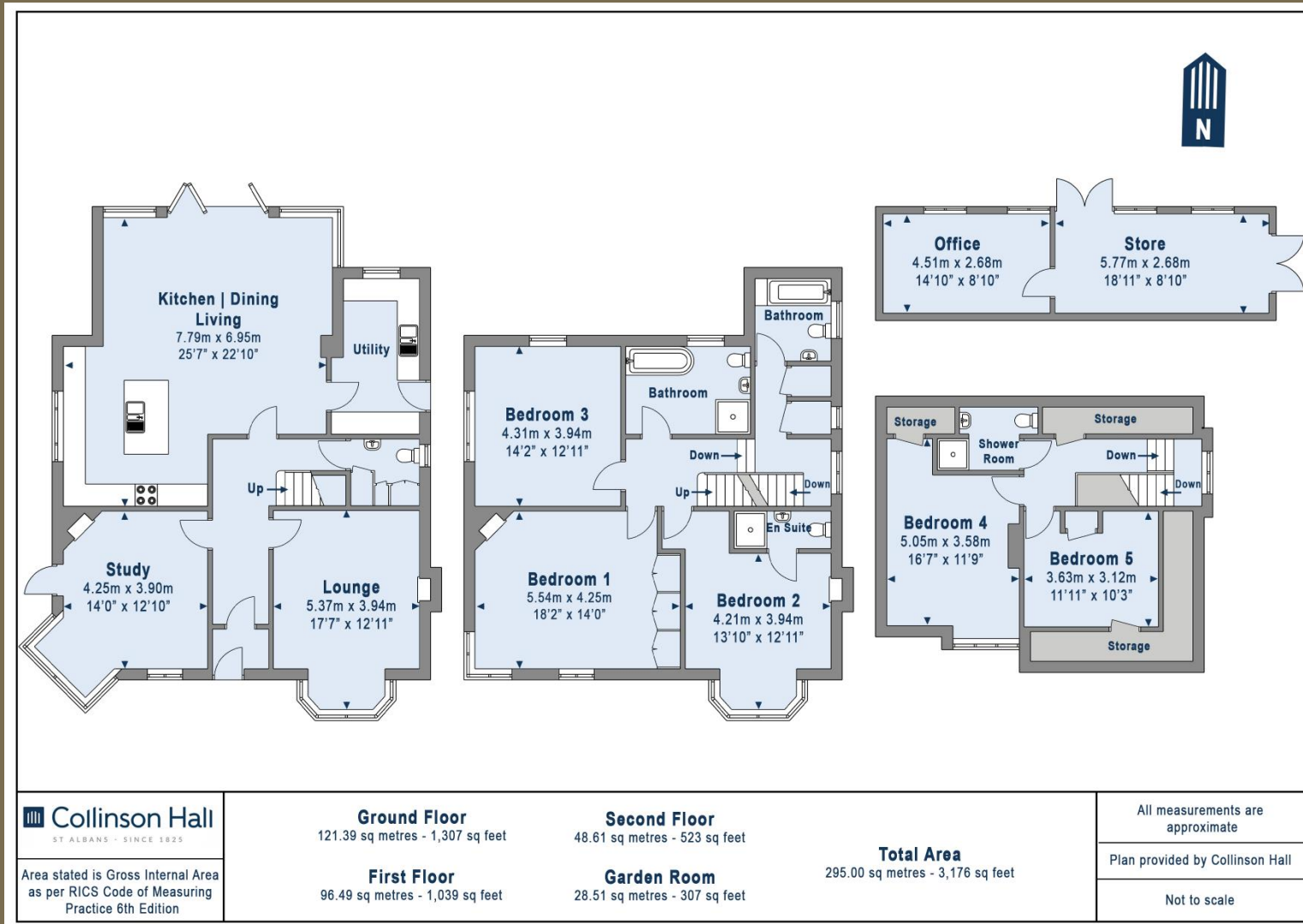
Garden

Office 4.51m x 2.68m (14'10" x 8'10").

Store 5.77m x 2.68m (18'11" x 8'10").







**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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