









**A RARE OPPORTUNITY to purchase a HIGHLY INDIVIDUAL period property positioned on the DESIRABLE DEVELOPMENT of Trevelyan Place, close to Verulamium Park, The Cathedral and St Albans City Centre. This REMARKABLE HOME is ideally suited for family life with GENEROUS LIVING spaces and four sizeable bedrooms arranged over two levels.**

**Guide Price: £2,150,000**

Nestled within the picturesque and private gated development off St. Stephens Hill, this exclusive detached house offers a perfect blend of character and modern comfort. Boasting over 3,000 sq ft, this home is ideal for families seeking space and comfort, or those seeking extra space for guests.

The house is elegantly designed with vaulted ceilings, and individual architecture, and has a perfect blend of period charm and contemporary finishes, creating a warm and inviting atmosphere throughout. The property offers three elegant reception rooms in addition to a magnificent bespoke open-plan kitchen/living and dining room offering views of the garden, four spacious bedrooms with two benefiting from ensuite bathrooms, and another stylish bathroom ensuring there is ample space for comfortable living. The exterior offers secluded grounds approaching 1/3 acre and features a beautifully landscaped garden, providing a serene outdoor retreat for relaxation and entertaining. A detached garage offers convenient parking and additional storage space. Trevelyan Place is ideally placed for excellent state and private schooling, St Albans mainline station, Abbey flyer, and major road networks including M25 and M1.









Entrance Lobby

Boot Room

Cloakroom

Dining Room 7.27m x 3.95m (23'10" x 13').

Kitchen/Living/Dining 9.31m x 7.18m (30'7" x 23'7").

Office 4.10m x 3.98m (13'5" x 13'1").

Lounge 4.78m x 4.10m (15'8" x 13'5").

Bedroom 1 5.03m x 4.24m (16'6" x 13'11").

Ensuite Bathroom

Bedroom 2 3.73m x 2.88m (12'3" x 9'5").

Ensuite Bathroom

Bedroom 3 4.24m x 4.16m (13'11" x 13'8").

Bedroom 4 3.77m x 2.93m (12'4" x 9'7").

Bathroom

Garden

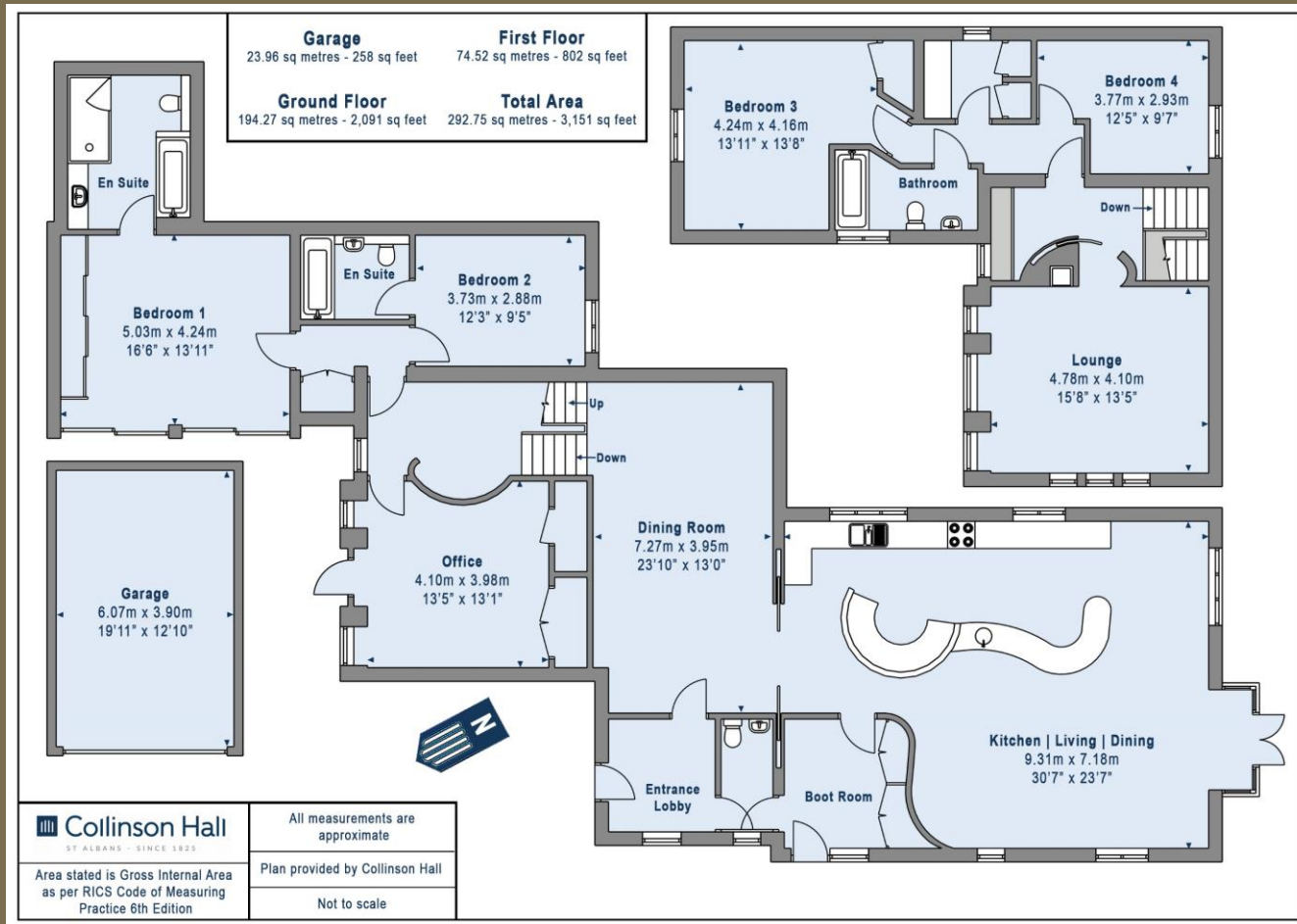
Garage 6.07m x 3.90m (19'11" x 12'10").











**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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