









A HIGHLY INDIVIDUAL and deceptively SPACIOUS detached family home positioned in a MODERN and quiet cul-de-sac within catchment for some of St. Albans most desirable schools. The property has undergone a FABULOUS TRANSFORMATION, having been extended and completely re-fitted by the current owners to now offer SUPERB MODERN living.

Guide Price: £2,000,000

On entry the heart of the house is the impressive open plan kitchen, dining, living space, perfect for hosting gatherings or unwinding after a long day, and offers a luxury kitchen with central island ample dining space and lounge with large, glazed doors opening onto a low maintenance outdoor space ideal for entertaining. There is also a second kitchen and cloakroom. Upstairs are four generously sized main bedrooms, two served with en-suite facilities and a luxury family bathroom. The attic has been remodelled to house two further rooms and an additional bathroom. Outside, the property offers stylish, low-maintenance garden space with a superb, detached garden room equipped with a shower cloaks room, while the front has been attractively block paved to provide parking for traditional or EV vehicles.

EPC Rating: C 77  
Council Tax Band: G









Entrance Hall

Kitchen/Living/Dining 13.85m x 7.70m (45'5" x 25'3").

Utility Room 3.33m x 2.40m (10'11" x 7'10").

Bedroom 1 4.11m x 3.85m (13'6" x 12'8").

Ensuite Shower Room

Bedroom 2 3.85m x 3.62m (12'8" x 11'11").

Ensuite Shower Room

Bedroom 3 5.07m x 2.49m (16'8" x 8'2").

Bedroom 4 3.30m x 2.22m (10'10" x 7'3").

Bathroom

Play Room 3.72m x 2.84m (12'2" x 9'4").

Office 3.82m x 2.56m (12'6" x 8'5").

Bathroom

Garden

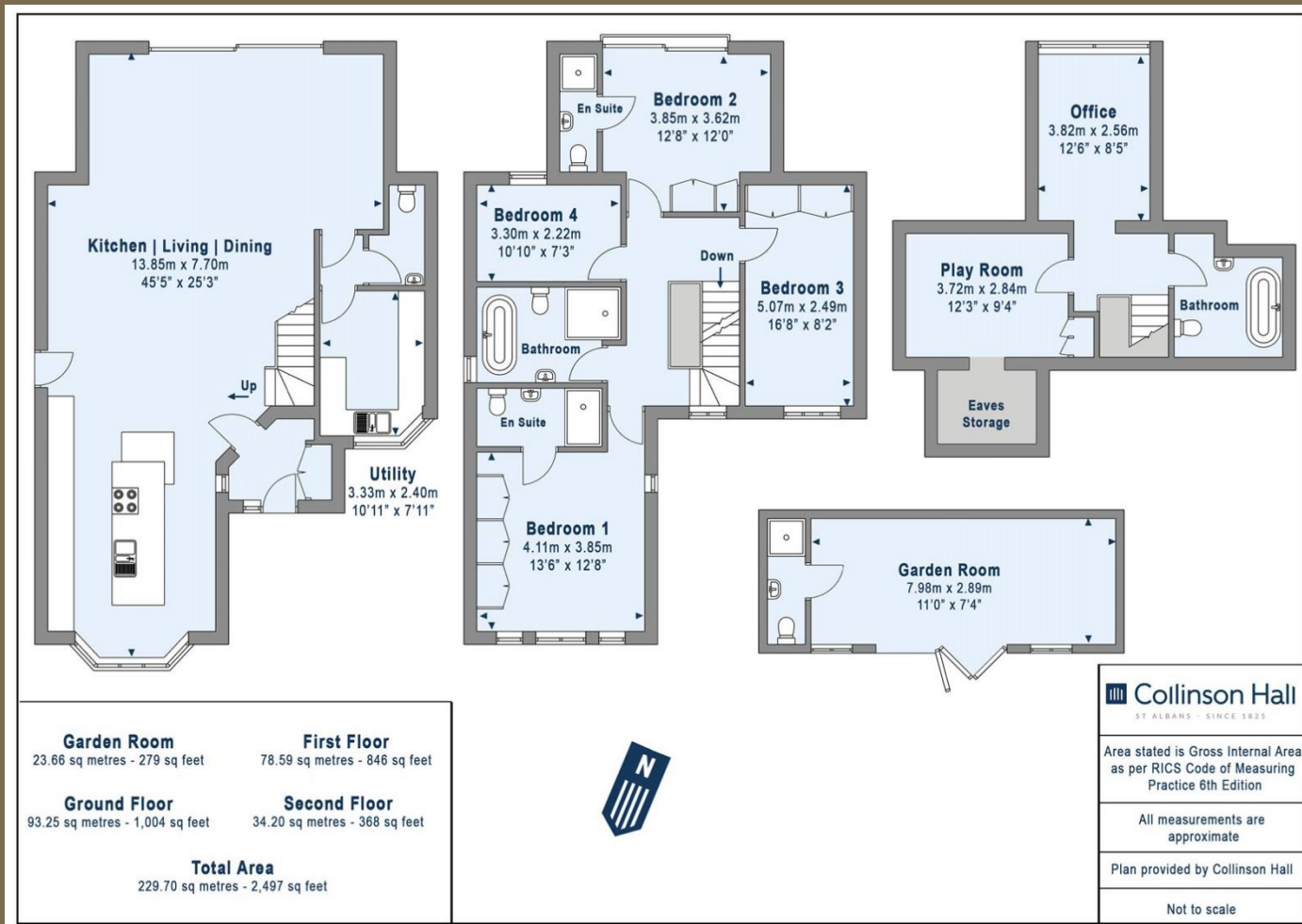
Garden Room 7.98m x 2.89m (26'2" x 9'6").











**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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