









**A stunning and spacious TOWNHOUSE situated in a SOUGHT-AFTER MODERN development within easy reach of the City Centre, Thameslink and well-regarded local schools.**

**Guide Price: £1,250,000**

This beautiful home boasts over 2,300 square feet of living space, spread across four floors. It features a stunning, extended kitchen/diner that has been fully re-fitted and opens onto a secluded, south-facing garden. The ground floor also includes a spacious study, utility room, and cloakroom. On the first floor, you will find a generous lounge with an attractive fireplace and a Juliet balcony that offers far-reaching views, including a glimpse of St. Albans Cathedral. Additionally, there is a spacious bedroom with an en-suite bathroom and a large walk-in storage cupboard. The second floor comprises a principal bedroom with a walk-in wardrobe and en-suite bathroom, along with two further double bedrooms and a re-fitted family bathroom. On the top floor, there's a useful loft room with ample eave storage. Outside, the secluded garden provides access to a tandem-length garage and plenty of parking space.

EPC Rating: TBC  
Council Tax Band: G









Entrance Hall

Kitchen/Dining 7.06m x 5.03m (23'2" x 16'6").

Study 3.81m x 3.39m (12'6" x 11'1").

Utility Room

Cloakroom

Living Room 5.83m x 3.53m (19'2" x 11'7").

Bedroom 1 3.93m x 3.18m (12'11" x 10'5").

Ensuite Shower Room

Bedroom 2 3.44m x 3.18m (11'3" x 10'5").

Walk - In - Wardrobe

Ensuite Shower Room

Bedroom 3 3.31m x 3.01m (10'10" x 9'11").

Bedroom 4 3.53m x 2.68m (11'7" x 8'10").

Bathroom

Loft Room

Garden

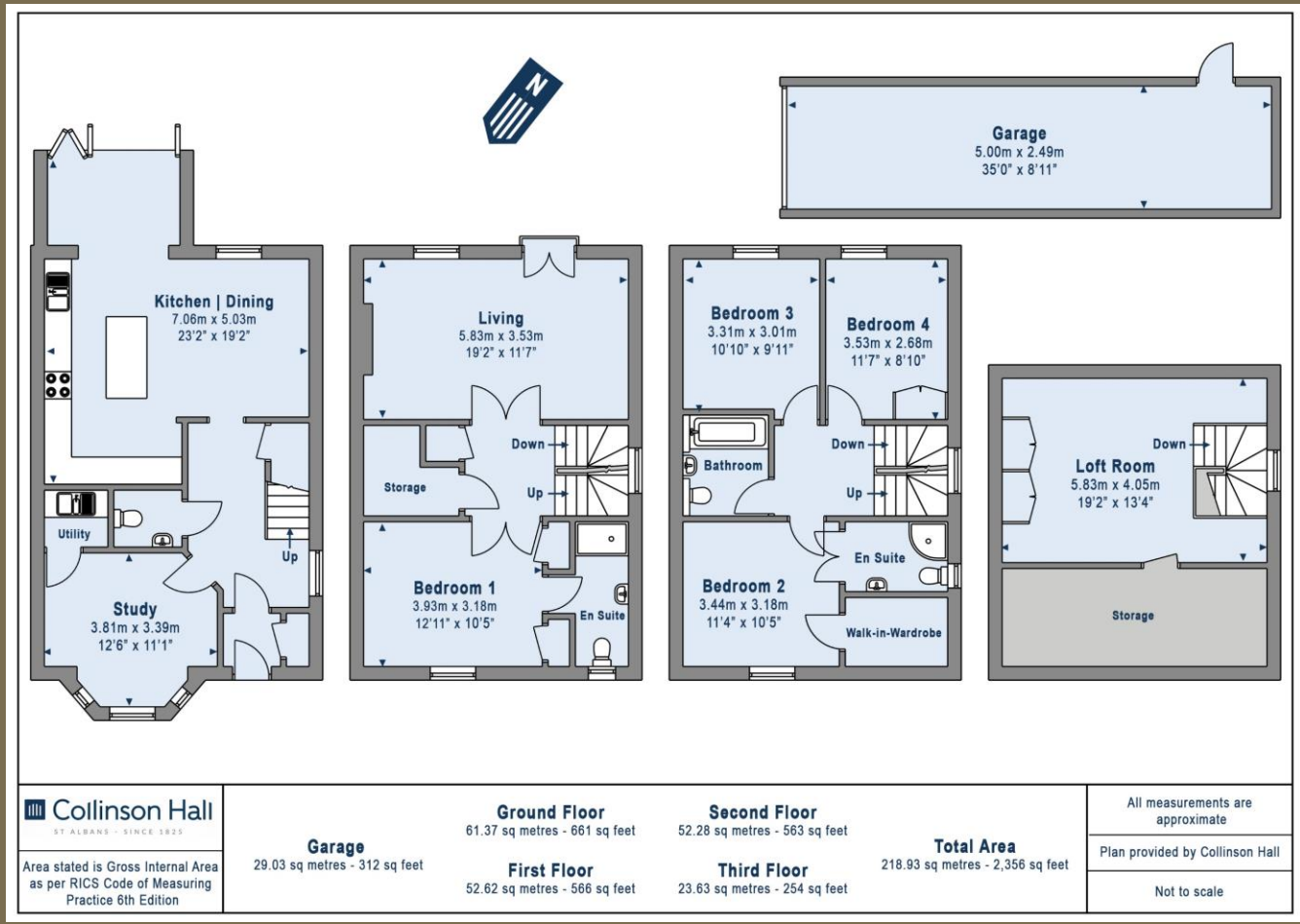
Garage 5.00m x 2.49m (16'5" x 8'2").











**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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