





Set on the edge of ST MICHAELS VILLAGE, this superbly presented, MODERN and UNIQUE FOUR BEDROOM house is set in the heart of the highly desirable old conservation area has come to market CHAIN FREE. Arranged over two floors, the property offers incredibly light and spacious semi-open plan living. This PREMIUM PROPERTY is within EASY REACH of the CITY CENTRE, mainline station and well-regarded local schools.

Asking Price: £800,000

With its part-vaulted ceiling, skylights, dual aspect full-height glazing providing access to the rear garden and views overlooking the private front garden and beyond, this exciting contemporary interior really does have to be viewed to be fully appreciated. There is a fireplace and a double height feature staircase with roof light over rising to the first floor. A generous kitchen breakfast room, which has been recently refitted in a contemporary style, an equally stylishly refitted first floor bathroom and similarly remodelled ground floor cloakroom, separate entrance hall and four well-proportioned bedrooms complete the picture.

Outside the property enjoys an enviable position in this small private estate. It occupies an elevated position set well back from the road behind a brick-built boundary providing a high degree of privacy to the low maintenance front garden, whilst enjoying views to one side towards St Michaels Village, the Old Dairy and 14th Century Kingsbury Barns. To the rear is a private courtyard style garden with paved and decked terraces, well-planted, with fenced boundaries and a gate providing easy access to the private parking and garage. Beyond is a 'secret garden' for the sole use of the residents of Gonnerston. With a great Chestnut tree at its centre, it is laid mainly to pea shingle with mature planting, benches and picnic tables.





GROUND FLOOR

Entrance Hall

Cloakroom

Sitting/Dining Room 9m x 2.84m (29'6" x 9'4").

Kitchen 5.38m x 2.67m (17'8" x 8'9").

FIRST FLOOR

Bedroom 1 4.1m x 2.92m (13'5" x 9'7").

Bedroom 2 3.48m x 2.67m (11'5" x 8'9").

Bedroom 3 2.51m x 2.67m (8'3" x 8'9").

Bedroom 4 2.92m x 2.2m (9'7" x 7'3").

OUTSIDE

Front Garden

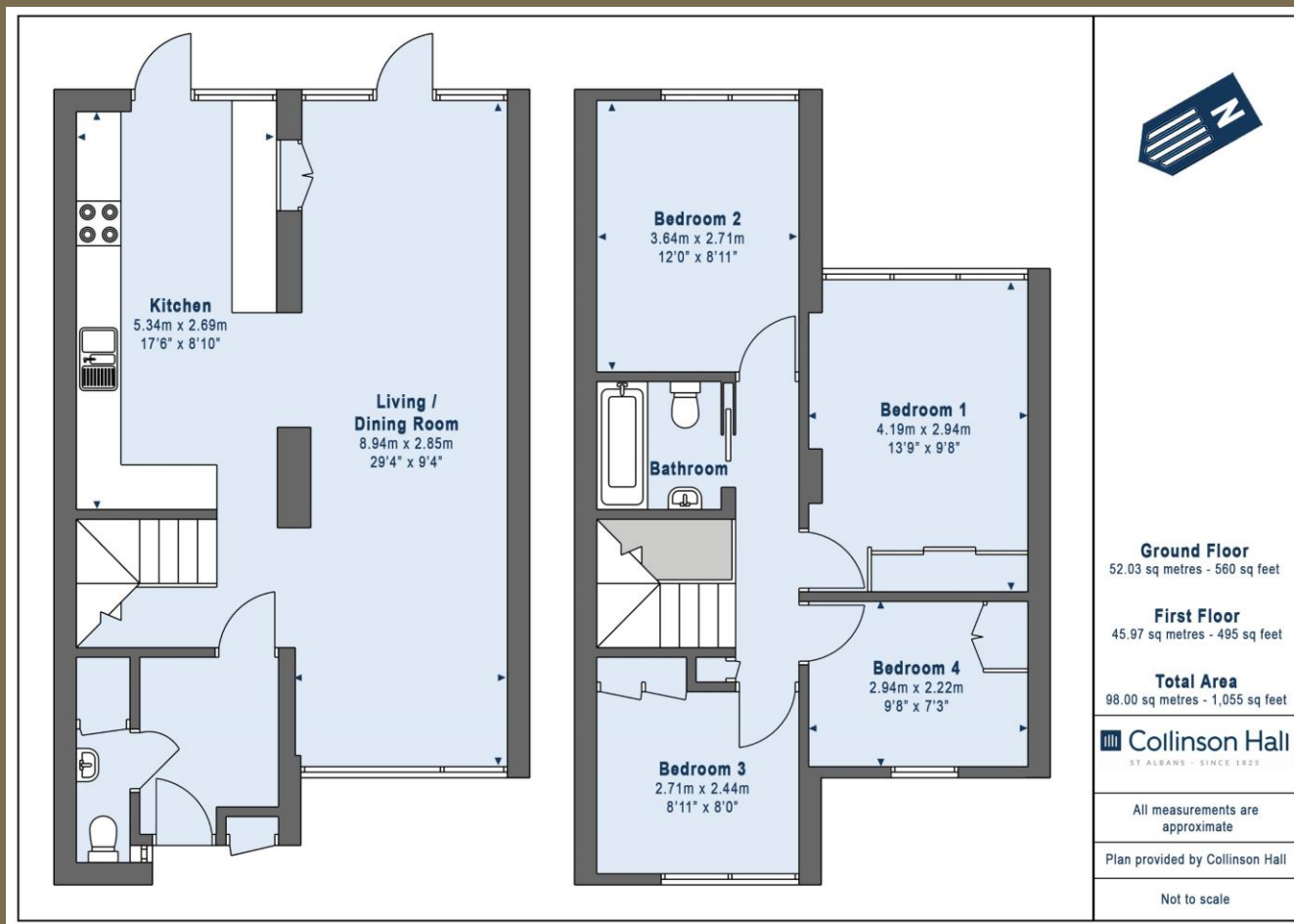
Rear Garden

Private Parking

Garage







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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