









An impressive, **DETACHED FAMILY HOME** positioned within the parish of **ST. STEPHENS** offering **CHARMING** and **SPACIOUS** living space arranged over two floors with beautiful, **MATURE GARDENS** and a fabulous 2500 square feet of living space. With **FANTASTIC TRANSPORT LINKS** and within the **CATCHMENT AREA** of several **WELL-REGARDED SCHOOLS**.

**Guide Price: £1,500,000**

Upon entry, you're welcomed by a spacious and tastefully designed entrance hall that sets a warm and refined tone for the home. This inviting space leads to a separate, well-proportioned dining room and a comfortable living area, which gently steps down into a bright and charming conservatory, ideal for relaxing or entertaining throughout the year. A second lounge offers a peaceful view over the mature rear garden, creating a calming atmosphere. This room connects seamlessly to a modern, well-equipped kitchen with a separate utility area for added practicality.

Upstairs, the first floor offers four generously sized double bedrooms, two of which benefit from their own en-suite bathrooms. There is also a stylish family bathroom. Outside, the property boasts a mature, spacious garden, providing the perfect backdrop for social gatherings or peaceful relaxation, a driveway that accommodates several vehicles, along with an oversized garage offering access to the rear garden.

EPC Rating: TBC  
Council Tax Band: G









Entrance Hall

Cloakroom

Dining Room 4.26m x 5.13m (14' x 16'10").

Living Room 4.26m x 4.24m (14' x 13'11").

Kitchen 5.90m x 3.21m (19'4" x 10'6").

Utility Room

Lounge 3.70m x 3.66m (12'2" x 12').

Conservatory 4.60m x 4.10m (15'1" x 13'5").

Bedroom 1 4.26m x 5.13m (14' x 16'10").

Bedroom 2 4.26m x 4.24m (14' x 13'11").

Bathroom

Bedroom 3 4.44m x 2.61m (14'7" x 8'7").

Ensuite Bathroom

Bedroom 4 5.90m x 2.63m (19'4" x 8'8").

Ensuite Bathroom

Garden

Garden Room 3.12m x 2.48m (10'3" x 8'2").

Tool Store 2.56m x 1.54m (8'5" x 5'1").

Studio 5.85m x 2.01m (19'2" x 6'7").









#### 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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

