





A beautifully presented and **EXTENSIVELY ENHANCED** three to four-bedroom **FAMILY RESIDENCE**, perfectly positioned in a **PEACEFUL AND PICTURESQUE** setting just south of St Albans' vibrant city centre. Ideally situated within easy reach of **HIGHLY REGARDED JUNIOR SCHOOLS** and St Albans City Station, offering fast and direct links to London St Pancras.

Guide Price: £900,000

This exquisite end-terrace residence has been meticulously refurbished to a superior standard, offering elegant interiors and refined modern living. A welcoming entrance hall and a separate, stylish lounge add to the home's versatile living space. At the heart of the home lies a bespoke, high-end kitchen, complete with a statement central island and Herringbone-style engineered wood flooring. The kitchen seamlessly flows into a stunning dining area, ideal for hosting, which opens onto a landscaped, low-maintenance garden. Backing directly onto the serene Old Alban Way and with the historic Sopwell Nunnery ruins, the garden offers an enchanting backdrop for alfresco dining, entertaining, or simply unwinding in total privacy. The accommodation is thoughtfully arranged across the upper floors, with the first-floor hosting two generous double bedrooms, a versatile study or fourth bedroom, and a luxurious family bathroom. The top floor features a tranquil principal suite with a spacious double bedroom and en-suite, creating an idyllic secluded escape. To the front, the property benefits from a private hardstanding, offering convenient off-street parking.

EPC Rating: E 51

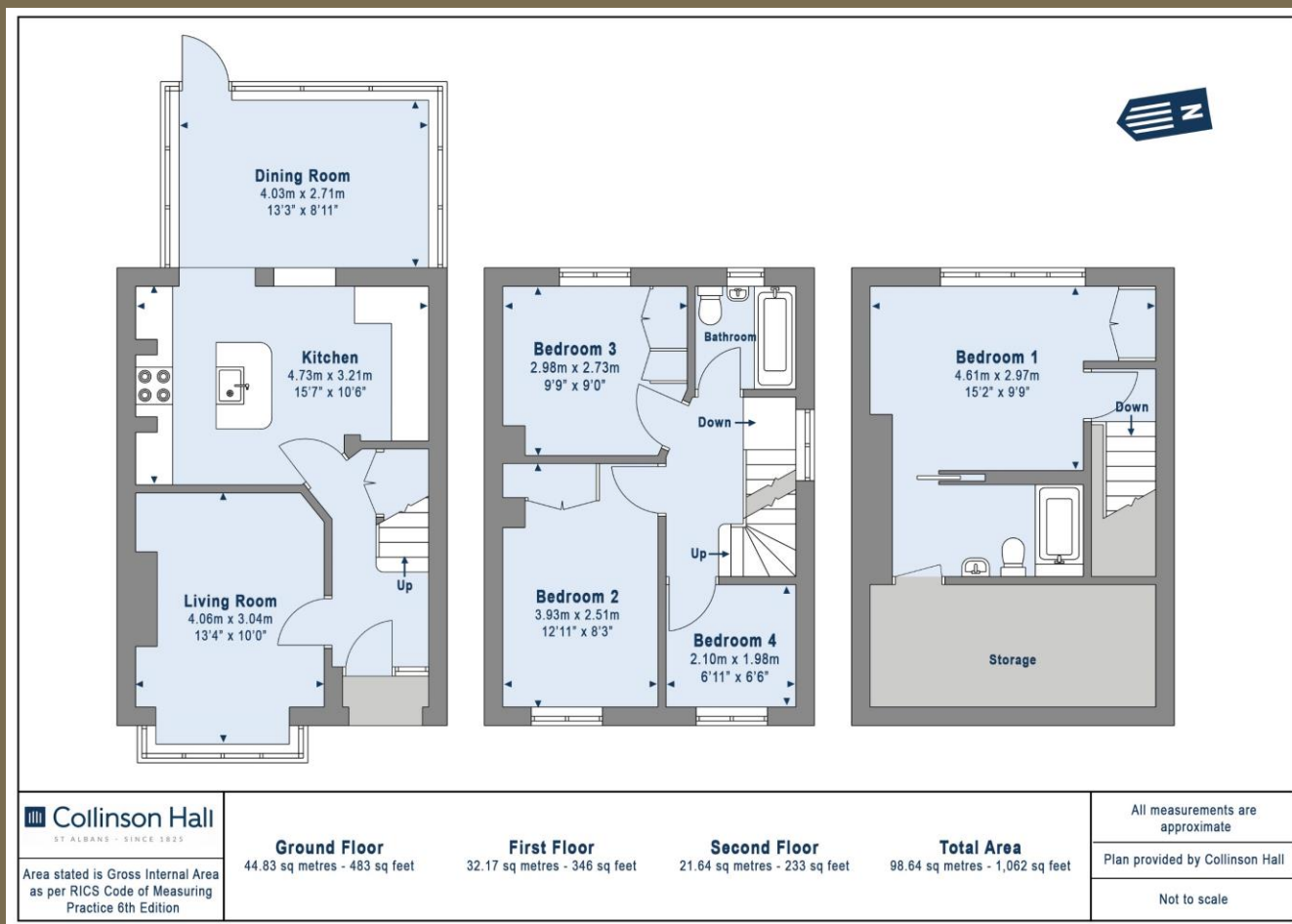
Council Tax Band: D











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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