





A superb opportunity to acquire this **ELEGANT FAMILY HOME**, positioned in one of St Albans' most **PRESTIGIOUS LOCATIONS**. Perfectly placed for **EXCELLENT SCHOOLING**, within walking distance of the mainline station to London St Pancras, and close to the vibrant City Centre, the property combines **CONVENIENCE WITH CHARM**.

Offers Over: £1,350,000

On entry, the welcoming hallway leads to two sizable reception rooms: a formal lounge with a feature bay window and a substantial living/dining room, ideal for both entertaining and everyday family living. The rear of the home is centred around a spacious kitchen/breakfast room which provides ample space for family meals. Adjoining this is a large utility room, offering excellent practicality and access to the garden. A shower/cloakroom and access to the integral garage complete the ground floor. The first floor is home to four well-proportioned bedrooms, including the principal bedroom, and a stylish family bathroom. Bedroom four enjoys views to the rear, while bedroom five offers flexibility as a study, nursery, or home office.





The first floor is home to four well-proportioned bedrooms, including the principal bedroom, and a stylish family bathroom. Bedroom four enjoys views to the rear, while bedroom five offers flexibility as a study, nursery, or home office. A further generous double bedroom occupies the top floor, making an ideal private suite for older children, guests, or a versatile hobby space.

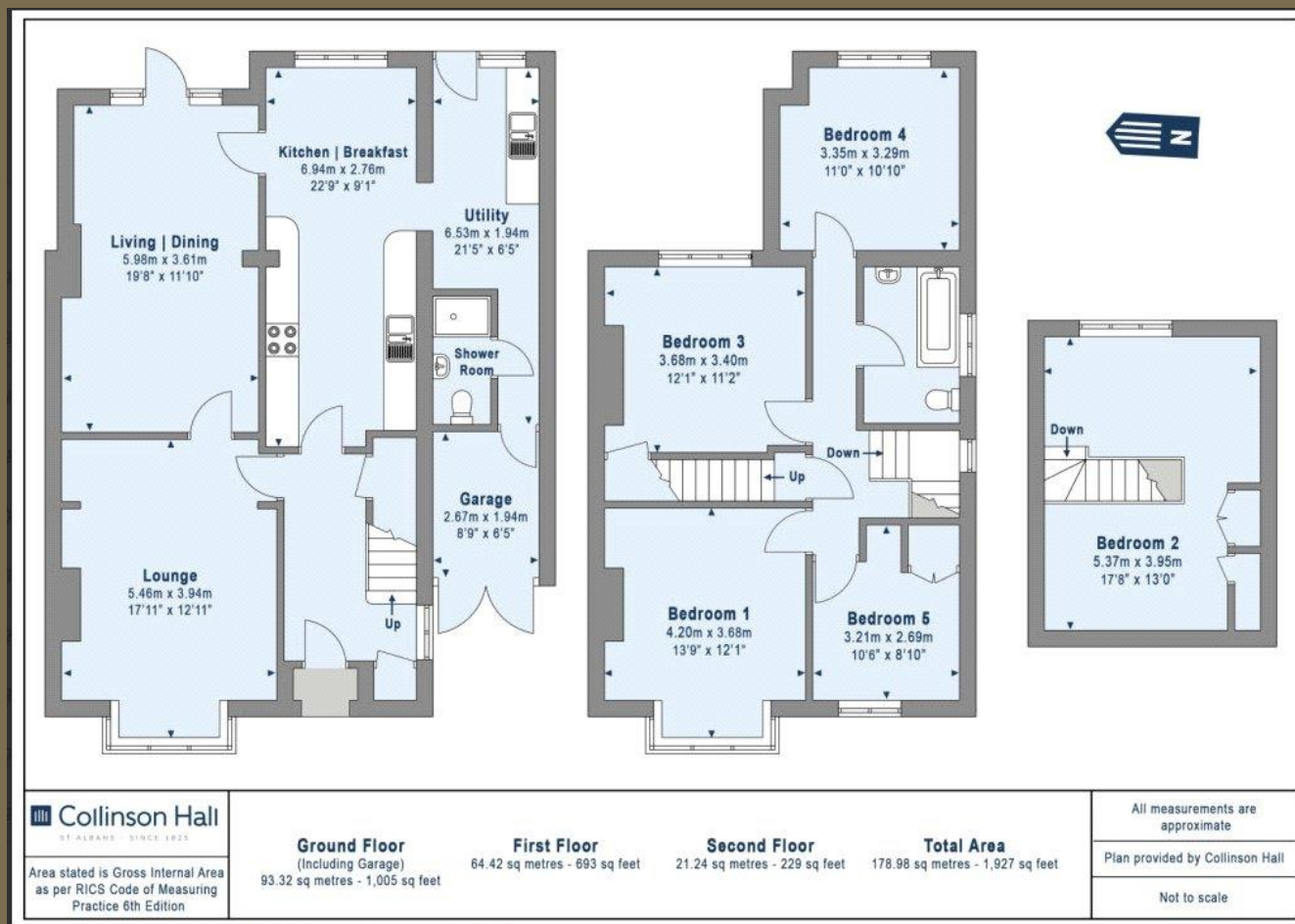
The rear garden is beautifully landscaped and well-stocked with an array of flowers, plants, and mature shrubs, creating a tranquil and private setting. A flagstone terrace provides the perfect spot for outdoor dining and entertaining, while a charming pergola at the end of the garden offers a delightful retreat, perfectly positioned for enjoying cosy evenings.

To the front, a block-paved driveway provides ample parking and access to the garage, useful for additional storage. This exceptional property offers a rare combination of space, character, and practicality in one of St Albans' most desirable addresses, making it an outstanding family home.

EPC Rating: E 54
Council Tax Band: F







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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