





An EXCEPTIONAL, DESIGN-LED FAMILY RESIDENCE, this beautifully reimagined home has been the subject of a METICULOUS AND SYMPATHETIC RENOVATION, completed in 2025. Elegantly marrying PERIOD CHARACTER with refined CONTEMPORARY LIVING, the property has been thoughtfully extended to the front, side, and rear, now offering over 1,400 sq ft of IMPECCABLY CRAFTED ACCOMMODATION.

Guide Price: £1,450,000

At the heart of the home lies a stunning open-plan kitchen, living, and dining space, thoughtfully designed for modern living and entertaining. The bespoke, handmade solid wood kitchen is finished in Farrow & Ball tones and complemented by elegant herringbone tiled flooring with underfloor heating. A suite of premium appliances includes Siemens integrated double ovens, microwave/oven, full-height fridge and freezer, dishwasher, and a Bertazzoni gas range top. Quartz worktops, a Quooker tap, and twin integrated wine fridges complete this refined culinary space. Natural light floods the room through contemporary double-glazed Crittall-style doors and electrically operated VELUX roof lights, creating a seamless connection to the beautifully landscaped rear garden.





The property retains a wealth of character, with restored original features including replacement sash windows throughout and a charming Squirrel wood burner with a newly installed flue liner, adding warmth and atmosphere to the separate lounge.

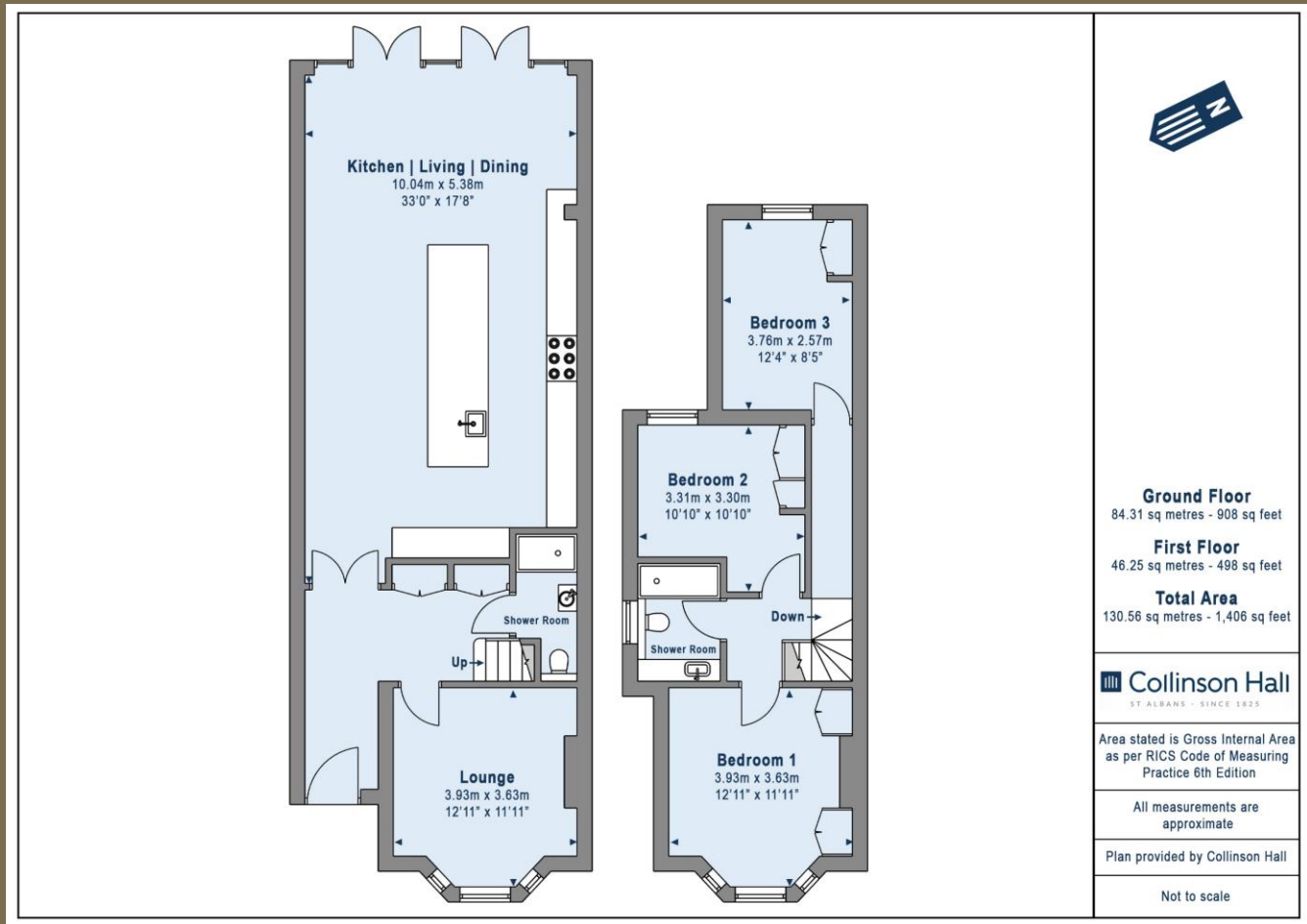
Upstairs, three well-proportioned bedrooms are complemented by stylishly appointed bathrooms, all newly installed as part of the renovation.

Externally, the rear garden has been transformed into a private, contemporary oasis. Thoughtfully landscaped with olive tree planting and ambient garden lighting, it also features a bespoke outdoor Draco kitchen with sink, fridge, and BBQ, perfect for al fresco dining, alongside a striking outdoor fireplace. Further enhancements include a full rewire and complete replacement heating system, featuring a Worcester Bosch 8000 Greenstar boiler, tank, and water softener, all certified for peace of mind.

This is a rare opportunity to acquire a turnkey home where timeless design meets modern luxury, all within an exclusive, sought-after St Albans location.







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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