





A truly **OUTSTANDING FIVE BEDROOM** family residence, offering **EFFORTLESS TURNKEY LIVING** and enviably positioned in the **VERY HEART OF ST ALBANS**, just moments from the city's array of excellent amenities. Exuding **STYLE AND COMFORT THROUGHOUT**, this beautifully appointed home boasts over 2,000 sq ft of **ELEGANTLY ARRANGED LIVING SPACE**, thoughtfully crafted to enhance modern family life.

Offers Over: £1,000,000

Having undergone significant improvements, the property now boasts an impressive ground floor layout featuring an extended and beautifully re-fitted kitchen/dining/family room. This stunning space includes an exceptional walk-in larder and French doors that open onto a stylish, low-maintenance garden with an attractive terrace and all-weather lawn. The ground floor also offers a cloakroom and a highly practical utility room with access to the remaining portion of the garage.

On the first floor, you will find a luxurious and spacious lounge complete with bespoke fitted storage, along with two well-proportioned bedrooms, one of which enjoys the benefit of an en-suite shower room.





The second floor provides three additional bedrooms, including the principal bedroom with a chic en-suite, as well as a contemporary family bathroom.

The top floor is dedicated to a generous double bedroom with ample eaves storage, creating the perfect private retreat.

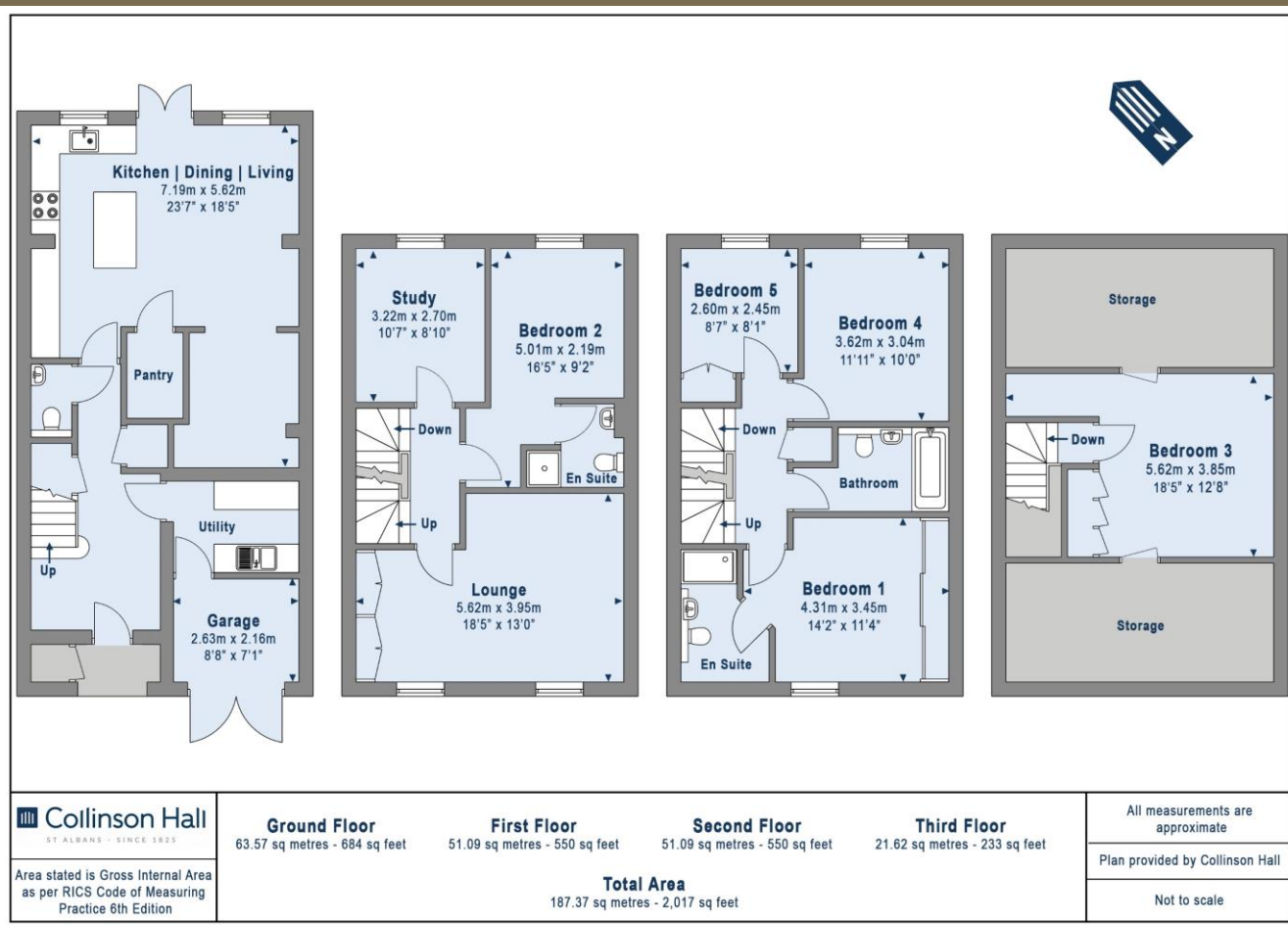
Benefitting from generous parking and nestled within an exclusive, highly sought-after development just moments from the vibrant City Centre, this exceptional home combines convenience, luxury, and lifestyle in equal measure. With its prime location, beautifully finished interiors, and effortless access to shops, cafés, restaurants, and excellent transport links, it is a rare opportunity not to be missed.

EPC Rating: C 74

Council Tax Band: G







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