





A SUBSTANTIAL AND BEAUTIFULLY arranged FIVE-BEDROOM FAMILY HOME offering an exceptional balance of space, versatility and MODERN LIVING ACROSS THREE FLOORS, situated in a sought-after location offering EXCELLENT ACCESS TO ST ALBANS CITY CENTRE, highly regarded schools, local amenities and St Albans City station.

Guide Price: £1,000,000

At the heart of the home lies an impressive open-plan kitchen and dining space, designed to bring family and friends together. Whether hosting dinner parties, enjoying relaxed weekend breakfasts or gathering after a busy day, this sociable space provides the perfect backdrop, with doors opening directly onto the garden to create a seamless connection between indoor and outdoor living. A practical utility area and cloakroom add further convenience.

The ground floor also benefits from two separate reception rooms, providing the flexibility to adapt to a variety of lifestyles. A comfortable lounge offers a cosy retreat for quieter evenings, while the generous living room creates an elegant setting for entertaining, family celebrations or simply unwinding in style.

The upper floors continue to impress, with five well-proportioned bedrooms thoughtfully arranged to suit growing families, visiting guests or those working from home.





The principal suite occupies the top floor, creating a luxurious private sanctuary complete with a walk-in wardrobe and an indulgent bathroom featuring a shower and steam room. A further bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

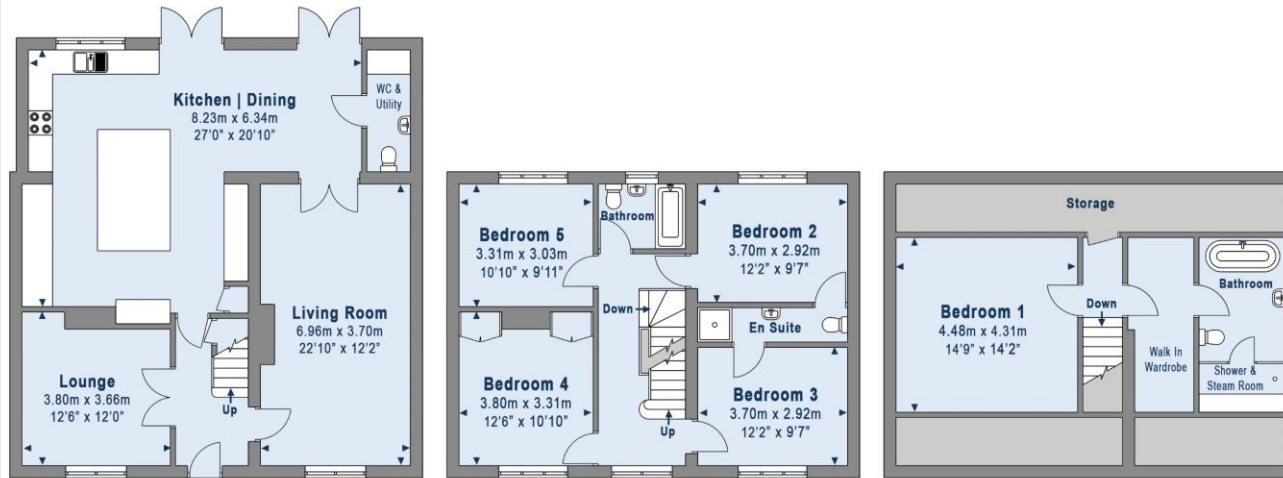
The rear garden has been thoughtfully landscaped to create a wonderful extension of the living space. Predominantly laid to lawn and framed by mature trees and established hedging, it offers a high degree of privacy and a tranquil setting for families to enjoy and includes a patio seating area, providing the perfect spot for al fresco dining, and an expansive lawn area, whilst to the front, the property benefits from a private driveway, providing convenient off-street parking.

Berners Drive is a highly sought-after residential location, offering excellent access to St Albans city centre, highly regarded schools and a wide range of local amenities. St Albans City station is within easy reach, providing fast and frequent services into London St Pancras, while nearby parks, green spaces and everyday conveniences further enhance the area.

EPC Rating: TBC
Council Tax Band: D







 <small>ST ALBANS - SINCE 1825</small> Area stated is Gross Internal Area as per RICS Code of Measuring Practice 6th Edition	Ground Floor	First Floor	Second Floor	Total Area	All measurements are approximate Plan provided by Collinson Hall Not to scale
	99.19 sq metres - 1,068 sq feet	66.78 sq metres - 719 sq feet	41.41 sq metres - 446 sq feet	207.38 sq metres - 2,233 sq feet	

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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