





An exceptional **DETACHED FAMILY HOME**, beautifully presented throughout and tucked away at the end of a **QUIET NO-THROUGH ROAD** within a modern and **HIGHLY REGARDED DEVELOPMENT** just north of St Albans City Centre. Ideally positioned close to the city's outstanding amenities, this **IMPRESSIVE HOME** **COMBINES STYLE**, comfort, and practicality, offering over 2,200 sq. ft. of **THOUGHTFULLY DESIGNED LIVING** accommodation perfectly suited to modern family life.

Guide Price: £1,300,000

Arranged over three spacious floors, this exquisite home offers beautifully balanced accommodation perfectly suited to modern family living. A welcoming entrance hall provides access to a stylish lounge and cloakroom, before leading through to the impressive kitchen/dining/family room. Featuring a striking glazed rear elevation and skylights above, this exceptional space is flooded with natural light and forms the true heart of the home.

The first floor comprises an elegant formal lounge alongside a generous guest bedroom served by an en-suite shower room.



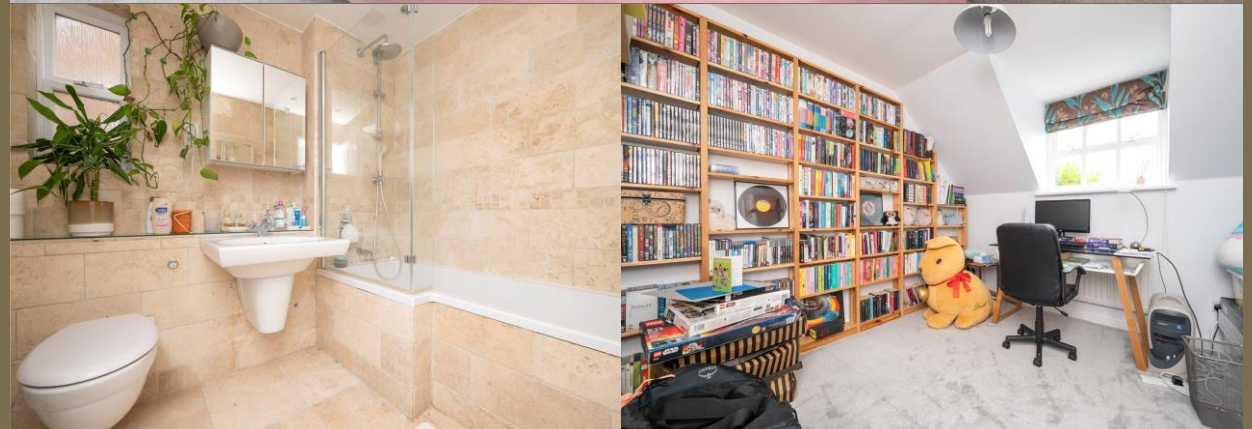


The top floor hosts the principal bedroom, also benefitting from en-suite facilities, in addition to two further bedrooms and a contemporary family bathroom.

Externally, the property enjoys a beautifully arranged tiered garden, perfectly designed for both entertaining and relaxation. Combining patio and artificial lawn areas with a superb outdoor kitchen, this impressive space provides an ideal setting for outdoor living and social gatherings.

To the front, the property enjoys a secluded and beautifully planted garden frontage, enclosed by attractive wrought iron fencing, and further benefits from the rare advantage of a detached double garage alongside ample parking for several vehicles.

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.



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