





An imposing GATED FAMILY RESIDENCE occupying a superb plot with EXTENSIVE FRONT AND REAR GARDENS, offering an exceptional sense of space and privacy. In total, the property extends to OVER 4,250 SQ FT of versatile accommodation, comprising the PRINCIPAL RESIDENCE, a DETACHED ONE-BEDROOM ANNEXE and a substantial GARDEN ROOM, creating an OUTSTANDING OPPORTUNITY FOR MULTI-GENERATIONAL LIVING, guest accommodation or home working.

Offers Over: £1,500,000

The accommodation is both versatile and elegantly appointed, with a spacious and welcoming reception hall setting the tone for the home. From here, there is access to a stylish cloakroom featuring twin wash basins, a dedicated study, and a beautifully presented formal sitting and dining room, perfectly suited to both family living and sophisticated entertaining. At the heart of the home lies an impressive kitchen/breakfast room, thoughtfully designed with an extensive range of fitted cabinetry, integrated appliances and a central island, creating a superb space for informal dining and social gatherings. Complementing this is a generous utility room and a stunning conservatory enjoying delightful views across the substantial, private gardens.





The first floor offers five well-proportioned bedrooms, three of which benefit from luxurious en-suite facilities, providing exceptional comfort and convenience for family and guests alike.

A particular highlight of the property is the impressive rear garden, offering exceptional space and privacy. A vast terrace with a striking chequerboard design creates a superb setting for outdoor entertaining, while the expansive lawn beyond provides an idyllic backdrop for family enjoyment, recreation and al fresco gatherings.

St. Albans Road West is conveniently located on the eastern fringes of St. Albans, with convenient access to St. Albans main line station, with fast and regular service to London St. Pancras and Hatfield Station, with a similar service to London Kings Cross. For the road commuter, the A1 is positioned close by with further access to the M25 & M1. A fabulous home in an ideal location, must be viewed to be fully appreciated.

EPC Rating: C 73
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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