





Located on one of St Albans' most exclusive roads is this sumptuous **DETACHED FAMILY RESIDENCE**, boasting four bedrooms. It is well-positioned for **EXCELLENT LOCAL SCHOOLS**, including Beaumont & Verulam, and is within walking distance to the mainline railway station.

Guide Price: £2,000,000,000

The ground floor is beautifully arranged to provide a bright and elegant lounge and dining room, complemented by a charming family area that enjoys picturesque views over the well-established rear garden. At the heart of the home lies a well-appointed kitchen, offering an abundance of storage and seamless access to a separate utility room. Further ground-floor accommodation includes a guest cloakroom and a dedicated home office, thoughtfully positioned away from the main living spaces for added privacy. The first floor comprises four generously proportioned bedrooms and a family bathroom, along with access to the loft space. Externally, the property enjoys a neatly maintained front garden and driveway, providing ample off-road parking, access to the garage, and side access leading to a beautifully landscaped and expansive rear garden. In our opinion, this impressive family home presents a rare opportunity for a purchaser to enhance and personalise a property with outstanding potential, creating a truly exceptional long-term family residence.

EPC Rating: E 49
Council Tax Band: F











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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