

Hamptons

INTERNATIONAL



King Harry Lane, St. Albans, AL3

4  2  3 

GUIDE PRICE

£1,350,000

(£1,350,000)

Property details



Key features

- Entrance Hall
- Living Room
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Conservatory
- Landing
- Main Bedroom with En-suite Bathro

King Harry Lane, St. Albans, AL3

GUIDE PRICE

£1,350,000

(£1,350,000)

4 2 3

Description

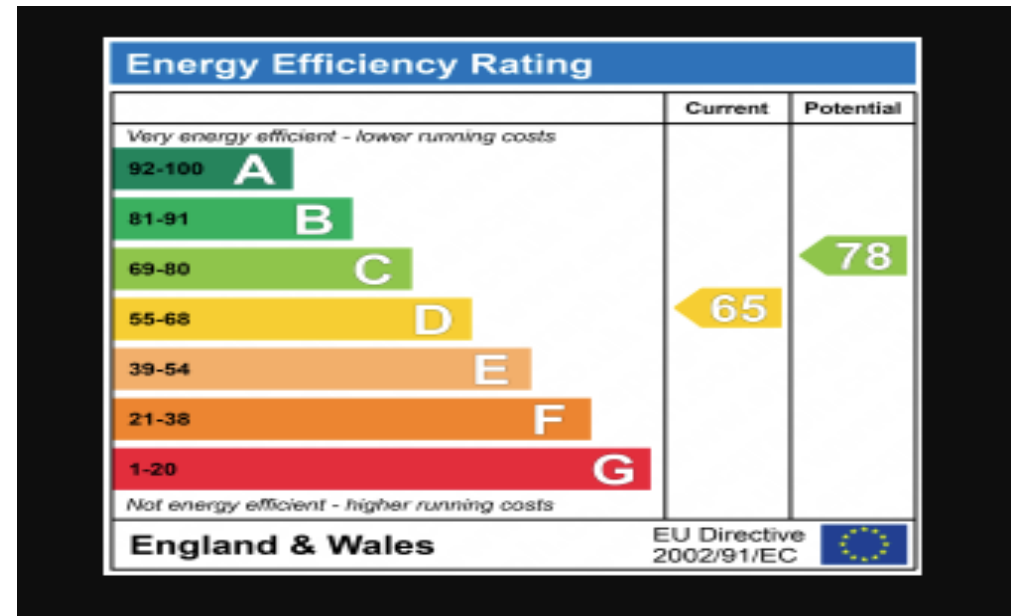
Cherry Hinton is a superb double-fronted family home located in the highly sought-after St Stephens district of St Albans. The property enjoys a prime position within walking distance of a Waitrose supermarket, excellent state and private schools, the historic Verulamium Park and the vibrant city centre. The accommodation is arranged over two floors and is both spacious and versatile. The ground floor features a welcoming entrance hall with cloakroom, a formal living room, dining room and an attractive sitting room overlooking the rear garden. The fitted kitchen is complemented by a utility room and leads through to a large conservatory, providing additional space for family living and entertaining. To the first floor is a central landing leading to the principal bedroom suite, which benefits from a generous double bedroom and en-suite bathroom. There are three further double bedrooms, together with a family bathroom. The rear garden is a particular highlight of the property and backs onto a playing field. South-West facing, it is beautifully planted with mature trees and shrubs and offers a high degree of privacy. A charming patio area provides the perfect setting for al fresco dining and outdoor entertaining. To the front, the house is set back from the road behind a substantial driveway offering ample off-street parking, in addition to a garage. Situation The historical city of St Albans offers a comprehensive range of shopping facilities within the city centre. St Albans is a Roman City of great historical interest, with an abundance of restaurants, cafes and bars. The Verulamium Park close by has approximately 100 acres of beautiful parkland and lake providing many leisure facilities. St Albans has an excellent selection of schooling both state and private. For the commuter there is a fast one stop train link from St Albans City Station (which is also accessible along the Alban Way, a dedicated cycle route) to St Pancras International (with Eurostar direct to Brussels, Paris & Amsterdam) and directly onto the City. There is also access from the Abbey Station from which trains go to Watford Junction where there is the fast train into Euston station (approx. 20 minutes). The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest. Property Ref Number: HAM-63206





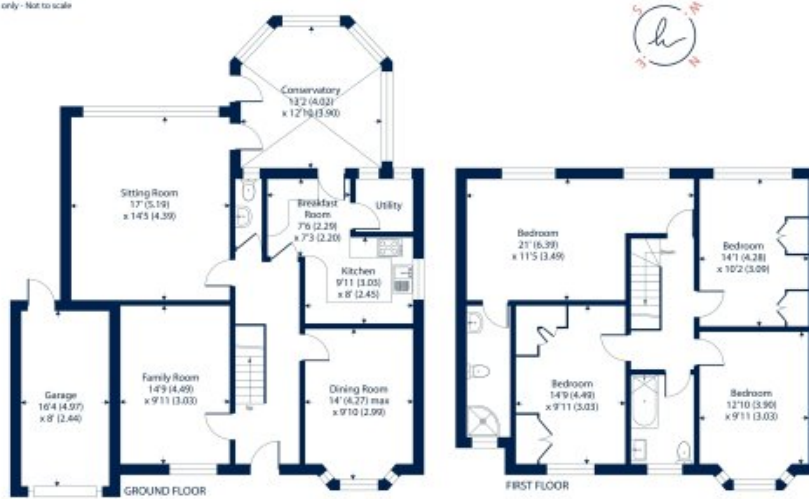






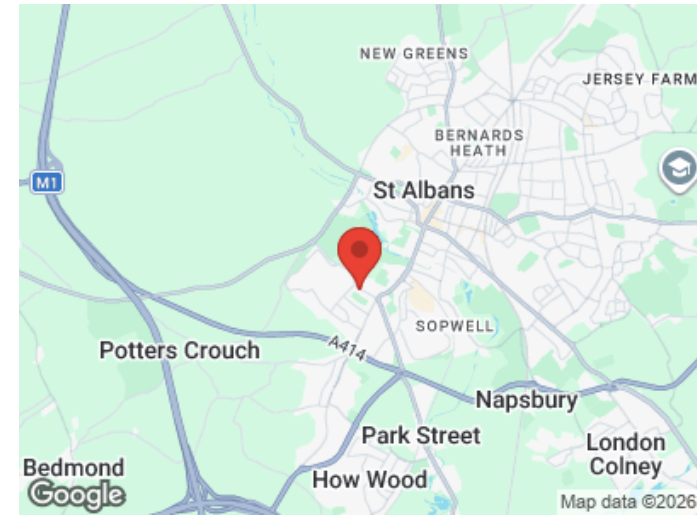
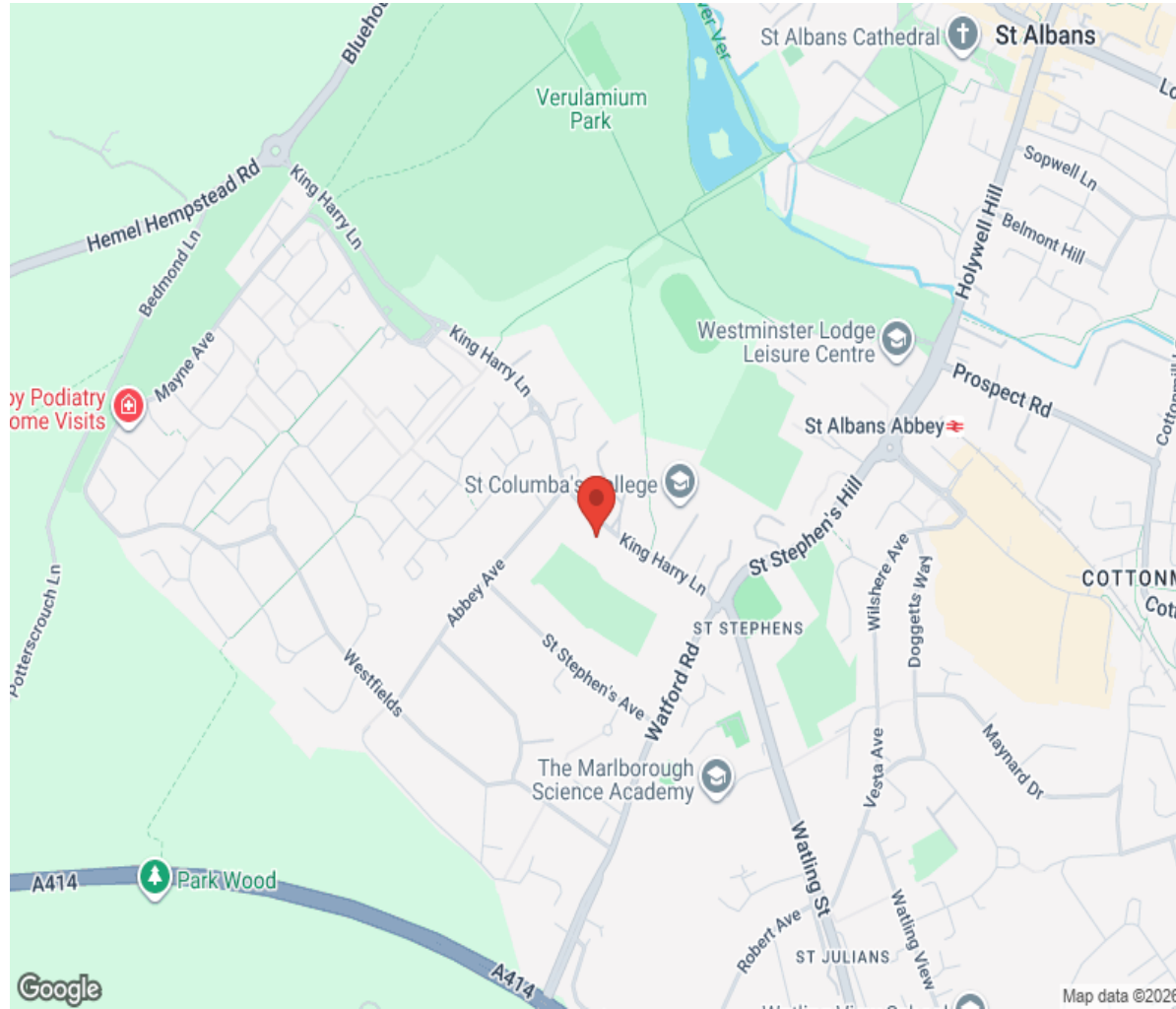
Floor plan

Approximate Area = 1840 sq ft / 170.9 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1971 sq ft / 183 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com