

Hamptons

INTERNATIONAL



London Road, St. Albans, AL1

5  4  3 

GUIDE PRICE

£1,350,000

(£1,350,000)

Property details



Key features

- Entrance Hall
- Cloakroom
- Double Bedroom with En-suite Show
- Utility Room
- Spacious Kitchen/Dining Room Leac
- Principal Bedroom With Fitted War
- Four Further Bedrooms
- Separate Shower Room
- Family Bathroom
- Home Office

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Description

Set within an exclusive gated development, this impressive six-bedroom townhouse offers generous, light-filled living space designed for modern family life. At the heart of the home is an enviable open-plan kitchen and living area, seamlessly flowing into a dedicated dining room, perfect for both everyday living and entertaining. Searching for home with fabulous curb appeal, the convenience and quality of a modern house that is solidly built with generous proportions. This home offers the peace of mind of being part of a gated development, super flexible living space whether growing your family, working from home, hosting friends, or accommodating a multi-generational family facilitated by the convenience of a ground floor en-suite double bedroom. Galley Homes exclusive projects typically mirror classical architecture, distinctive in appearance and character with this development completed in 2004. This is a prestigious high-quality home built using traditional construction techniques (ensures minimal noise transfer) combined with modern materials and technology. The property has high ceilings, oak fire doors, plenty of storage combined with beautifully crafted bespoke cabinetry. This impressive five / six-bedroom townhouse offers large generous rooms that you won't find in similar priced properties closer to the town centre. At the heart of this warm light-filled home, is a large open-plan kitchen / dining area, perfect for breakfast with the family or hosting dinner parties with friends. This leads to a snug and conservatory that spills out onto a virtually maintenance free sun-drenched garden designed for al fresco eating / barbequing, entertaining and everyday living. Further highlights of this lovely home include a spacious 20'7 x 17'1 living room with double doors and fireplace, a cinema room, and fabulous principal bedroom with an en-suite. There are a further four bedrooms and three bathrooms. There is 2,478 square feet of flexible living space to spread out into including 7 rooms with embedded sound to stream your favourite music. There are RJ45 sockets throughout supported by 2Gbps full fibre broadband ensuring all your connectivity and streaming needs will be perfectly served. Outside there is a south facing rear landscaped garden with solid oak decking including a sheltered dining area for 8 or more people. The dedicated quiet-zone home office is combined with a hot tub shelter ideal for unwinding at the weekend or after exercise. When visiting you'll see that a couple of the neighbours have extended to the rear making this a future option. The frontage provides 2 allocated parking spaces, plus one in the garage, with one of the spaces enjoying an electric car charge point. Cadogan Place is located on London Road and provides excellent access to the mainline station (approx. one mile). The main city centre with its wide variety of shopping and leisure facilities is also within close proximity. The house is also well placed for popular schools and access to the Motorway network. 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 into 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-63592







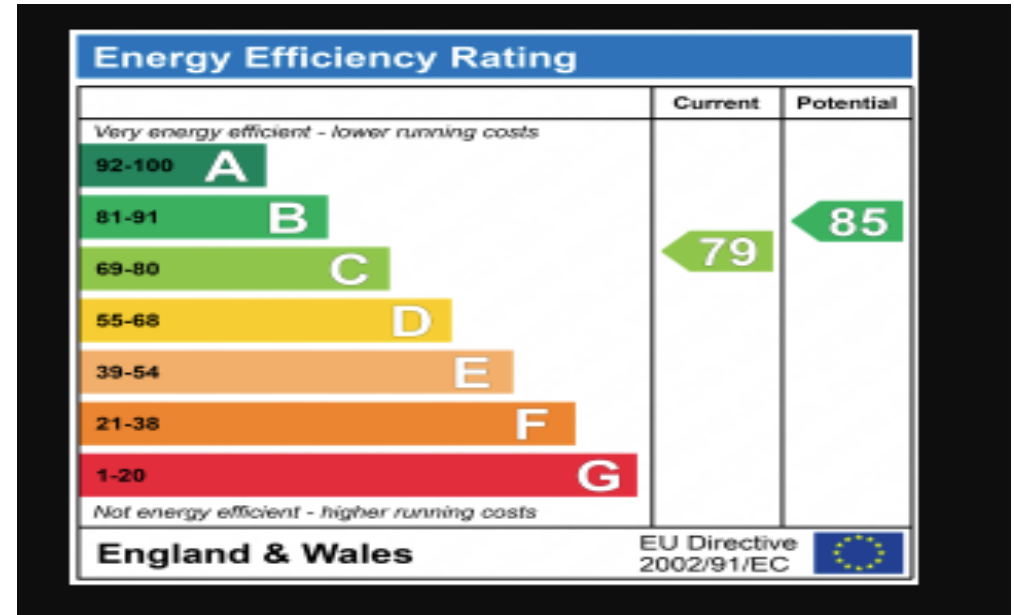
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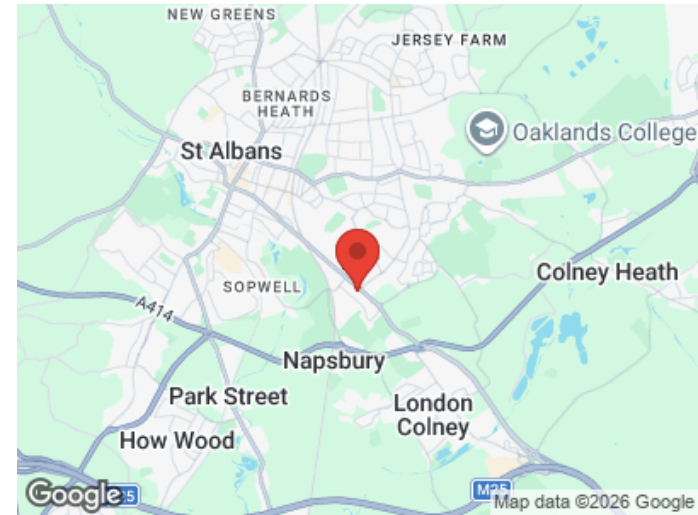
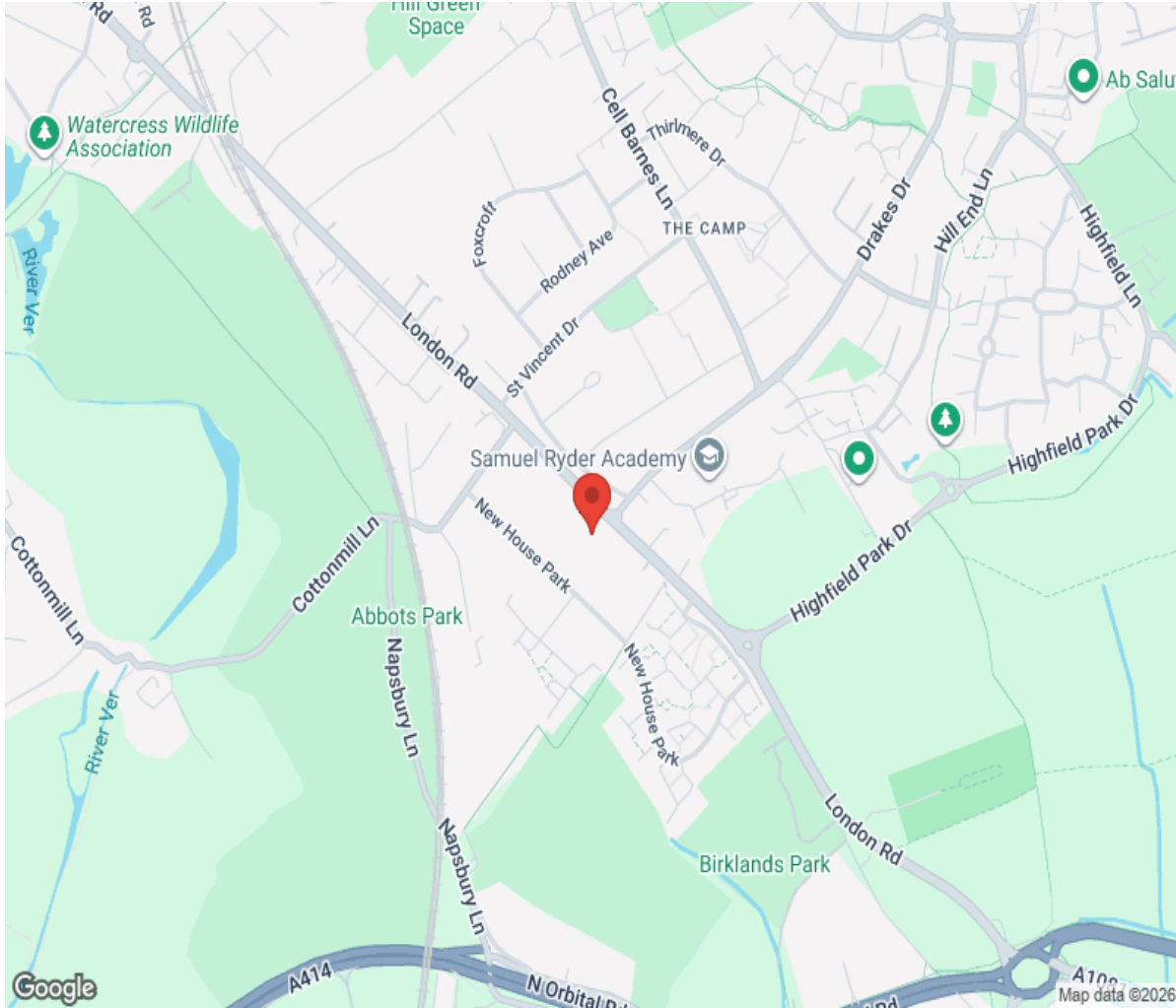
Floor plan

Approximate Area = 2400 sq ft / 222.9 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 2478 sq ft / 230.1 sq m
For identification only - Not to scale



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

Location



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