

Hamptons

INTERNATIONAL



Clarence Road, St. Albans, AL1

6  3  3 

GUIDE PRICE

£2,400,000

(£2,400,000)

Property details



Key features



- **6 bedrooms**
- **Kitchen/breakfast room**
- **3 receptions**
- **3 bath/shower rooms**
- **Detached garage**

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Description

A detached family residence offering spacious, well-proportioned accommodation arranged over three floors, creating a wonderful environment for family living. The entrance hall leads to the principal reception rooms, which include sitting room, living room and dining room, each with feature fireplaces. Extending along the rear of the property is the open-plan kitchen/breakfast/family room with an extensive range of wall and base units, island and breakfast bar. Double doors lead to the terrace and garden beyond. From the kitchen is the utility room and larder. A guest wc completed the ground floor accommodation. On the first floor are four bedrooms, some with further feature fireplaces, an en-suite bathroom to the main bedroom, and a family bathroom. Continuing to the second floor are an additional two bedrooms and bathroom. The accommodation throughout the house is bathed in natural light with high ceilings creating a wonderful feeling of space. Outside to the front is a garden with shrubs to the borders. The rear garden is mainly laid to lawn with a dining terrace extending from the rear of the property. Accessed from Jennings Road is a driveway providing off-street parking and leading to a detached 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. Clarence Road is a highly sought after address, within easy access to local amenities and the open space of Clarence Park. St Albans has a rich history dating back to Roman times, and provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling; both state and private and for the commuter there is a fast one stop train (19 mins) link to London St Pancras International with interconnecting Eurostar service (direct to Brussels, Paris & Amsterdam) and Kings Cross. The M25 is available at junction 21A connecting to the national motorway network. 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-56377

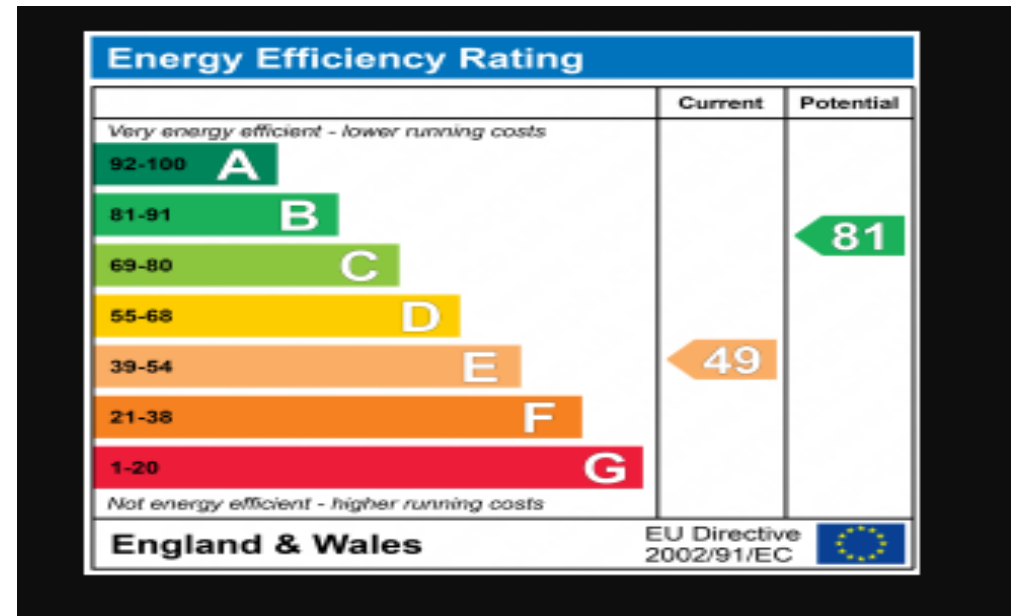
Additional Information Local Authority St Albans District Council Council Tax Band G All mains services connected







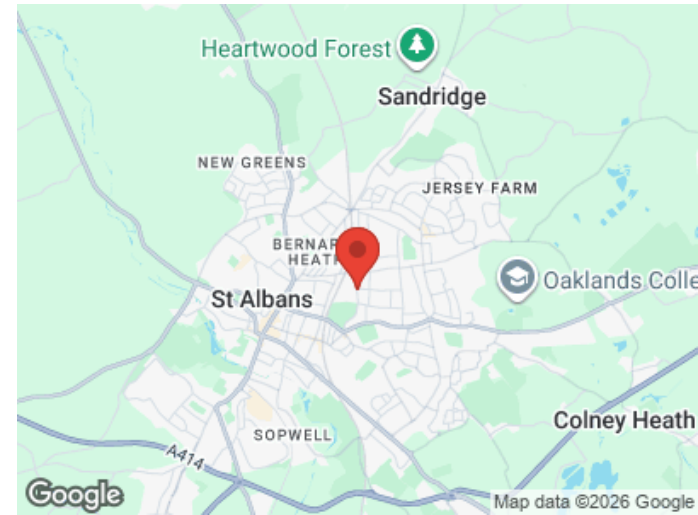
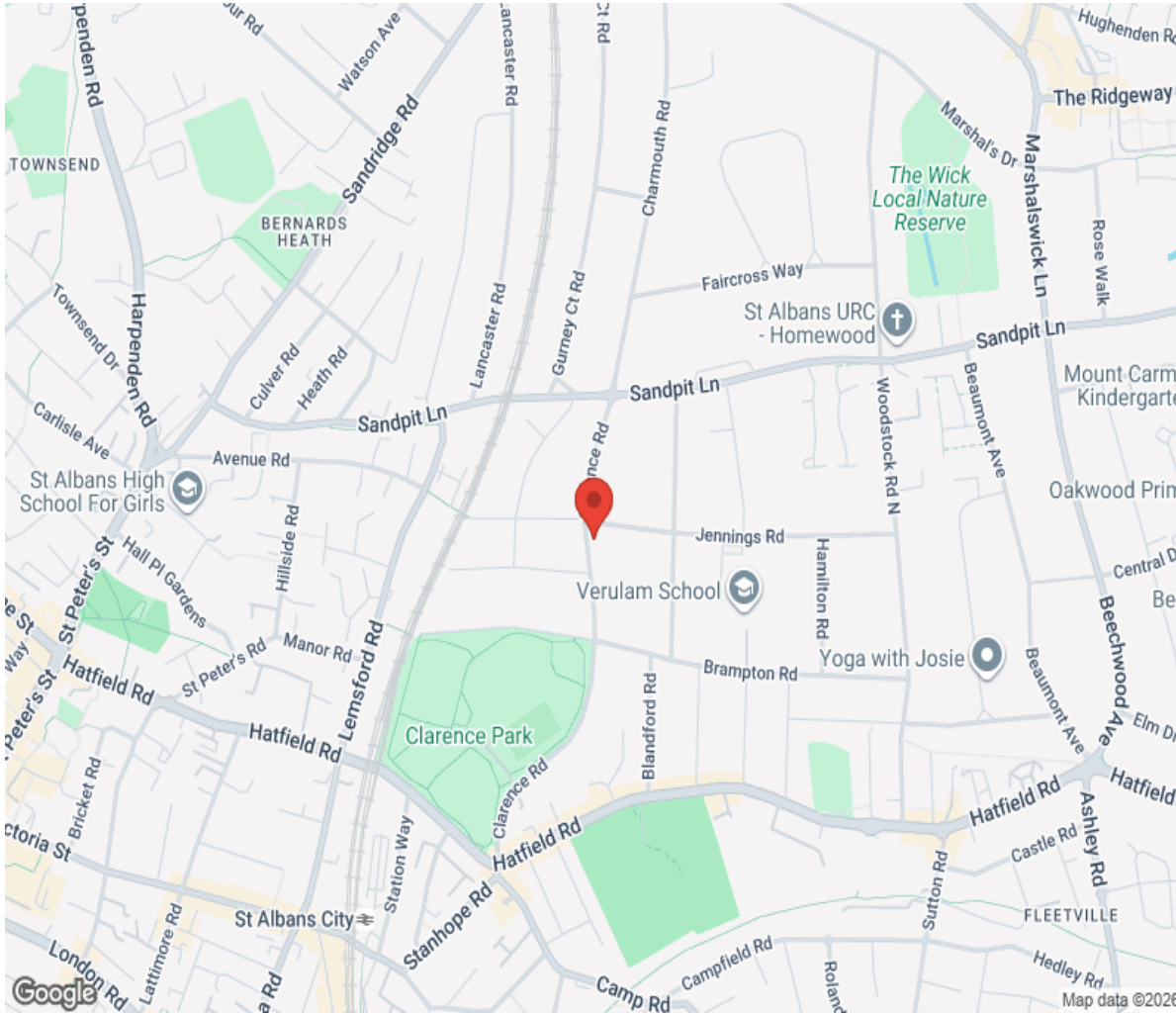




Floor plan



Location



Hamptons

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