

Hamptons

INTERNATIONAL



King Harry Lane, St. Albans, AL3

6  4  4 

GUIDE PRICE

£2,650,000

(£2,650,000)

Property details



Key features

- **6 Bedrooms**
- **5 Bathrooms**
- **4 Receptions and Study**
- **Kitchen/Dining Room**
- **Secure Gated Parking**
- **Garage**
- **Landscaped Gardens**

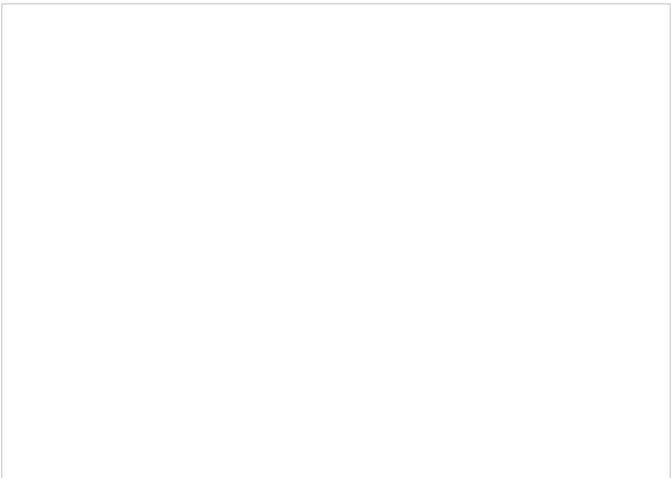
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Description

This impressive and beautifully proportioned family home offers 4580 sq ft of versatile accommodation arranged over four floors, combining spacious reception areas with well-designed family living and excellent bedroom accommodation. The house features a gated driveway, double garage and attractive rear garden. The ground floor is centered around a welcoming reception hall, from which the principal living spaces flow effortlessly. There are several generously sized reception rooms providing a choice of formal and informal areas, ideal for entertaining or everyday relaxation. The sitting room is a particular feature with full-width sliding doors overlooking the side garden. A well appointed kitchen/dining room forms the heart of the home, comprising an extensive range of modern units, central island and integrated appliances. This is complemented by ample space for dining and family use, whilst you have the additional benefit of a study, ideal for those working from home. The first floor offers an impressive suite of bedrooms, including a main bedroom with en-suite bathroom and dressing room. Additional well proportioned bedrooms are served by stylish family bathrooms. Further bedrooms are arranged on the second floor, making excellent use of the available space and offering ideal accommodation for guests or family. These rooms are thoughtfully laid out, supported by bathroom facilities, laundry room and useful eaves storage. The lower ground floor adds exceptional versatility, featuring a double garage alongside a games room and gymnasium with en-suite shower, both of which could be adapted to suit individual requirements. Outside The house is approached via a gated driveway, providing secure parking and leading to the integral detached garage. Gardens extend to three sides of the house and comprises a dining/entertaining terrace from the rear of the property which leads to the lawn and extends to the side with a variety of shrubs to the borders. Situation King Harry Lane is a highly sought after address within easy access to the city centre and wide-open space of Verulamium Park. St Albans is a historic city in Hertfordshire, offering the perfect blend of heritage charm and modern convenience. Just 20 miles north of London, it boasts excellent transport links, including fast trains to St Pancras in under 20 minutes and easy access to the M25 and M1 motorways, making it ideal for commuters. The city is renowned for its picturesque streets, vibrant city centre, and stunning green spaces. St Albans Cathedral and the historic Roman ruins add to its unique character. The bustling high street features an excellent mix of independent boutiques, high-end retailers, and a thriving food scene, with award-winning restaurants, cafes, and traditional pubs. Families are particularly drawn to St Albans for its outstanding schools, both state and private, and the strong sense of community. The city also offers a wide range of leisure facilities, from fitness centres to golf courses, alongside a lively cultural scene, with theatres, galleries, and regular local events. Property Ref Number: HAM-63945





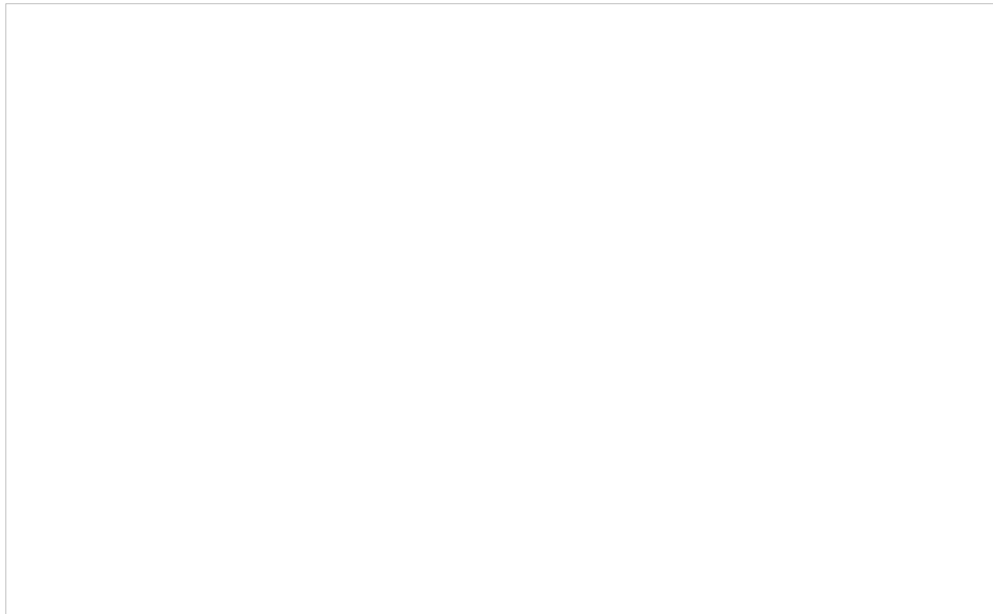












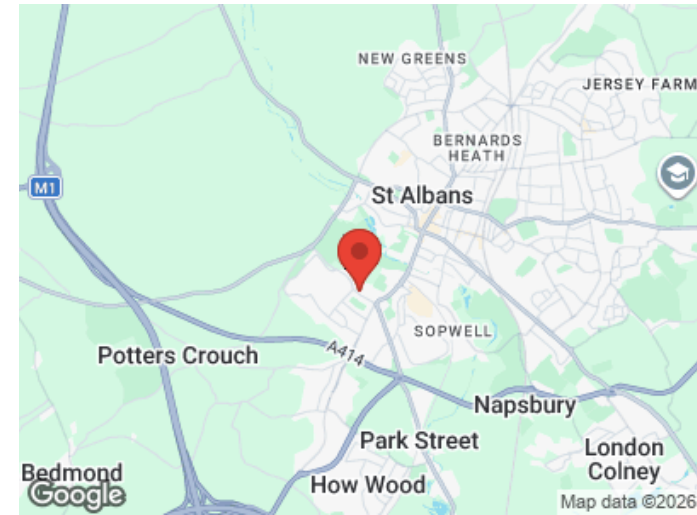
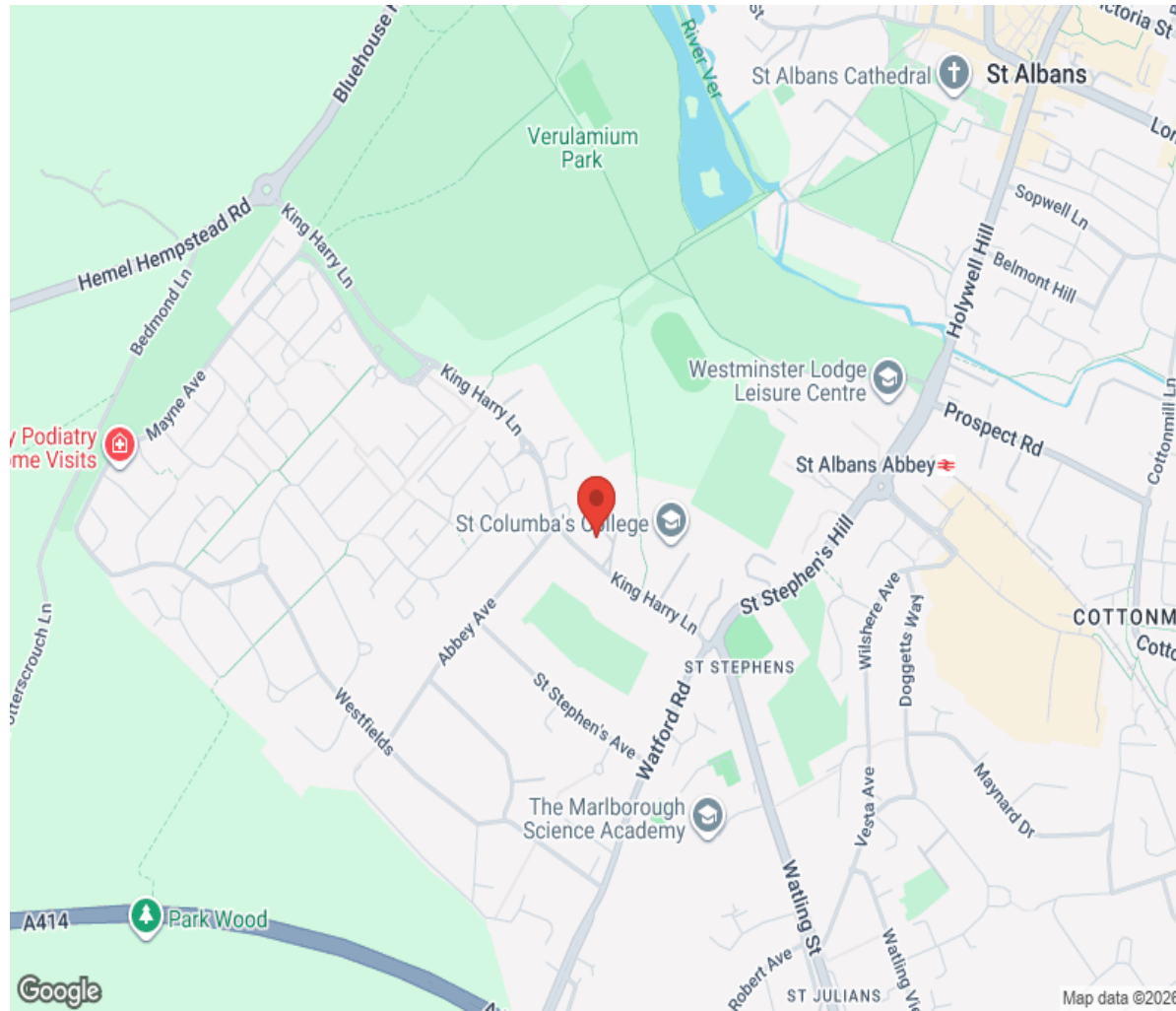
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Floor plan



 This floor plan has been drawn in accordance with RICS Property Measurement, 2nd edition.

Location



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