

-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Driveway
-  EPC Band A

Freehold

Local Authority:
St Albans Council



**Brand-new four-bedroom home, built to a high specification.
Close to excellent schools, the station, and town centre.**

Description

A brand-new four-bedroom semi-detached home, crafted with top-notch specifications and meticulous detail throughout. The ground floor boasts a spacious open-plan kitchen/dining area featuring a luxury shaker-style kitchen with marble worktops, a Smeg oven, pot filler tap and integrated appliances, alongside a utility room and cloakroom. Bi-folding doors in the diner lead to the garden, merging indoor and outdoor spaces beautifully. The ground floor has underfloor heating with seamless flooring extending to the terrace. The integral garage offers versatile space for storage or a home office. Upstairs, find four well-sized bedrooms, including a principal bedroom with en-suite, plus a stylish family bathroom with a freestanding bath and wet-room shower. The private south-east-facing garden is low maintenance with a paved terrace and lawn. The front offers a private driveway and on-street parking. Additional benefits include an EPC rating of A and solar PV panels. Council Tax Banding TBC.

Location

West Way is a marvellous location offering a pleasant assortment of homes. Approximately half a mile to Harpenden's mainline station providing access to Kings Cross St Pancras in less than 30 minutes. The home is also ideally located for Harpenden'

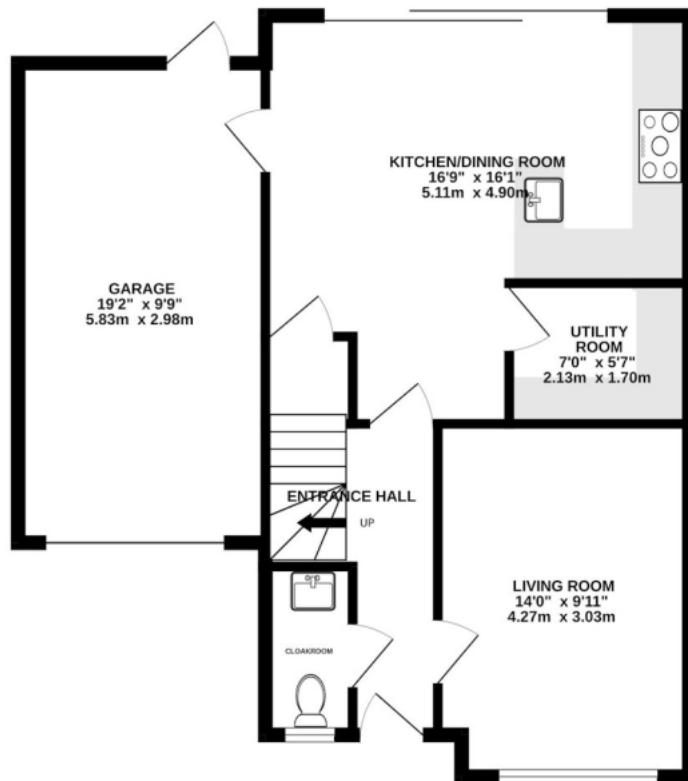
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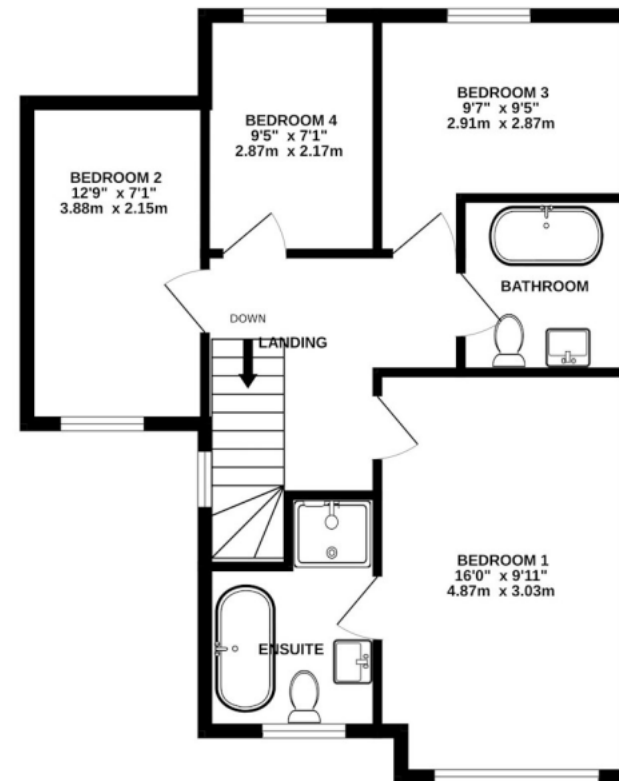




GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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