
 4 bedrooms

 3 bathrooms

 3 receptions

 EPC Band C

Freehold

Council Tax Band:  
G £3,904.28 (25/26)

Local Authority:  
St Albans District Council





**OPEN DAY 31/05/2025. END OF CHAIN.** Stunning detached family home in a prime location, walking distance to top-rated schools.

### Description

**OPEN DAY 31/05/2025. END OF CHAIN.** This spacious family home is in fantastic condition, located on a popular road near esteemed schools and countryside. The property offers four well-sized bedrooms across two floors, with the Principal bedroom boasting an en-suite shower room, alongside a luxury family bathroom. The ground floor includes a utility room with ample storage and plumbing for a washing machine, a double aspect living room, and a separate family room featuring full-width Bi-fold doors to the garden. There's also a study with built-in storage and an additional shower room. The stunning open plan kitchen/breakfast room has engineered oak flooring, a central island/breakfast bar, and built-in appliances like an electric oven, hob, extractor fan, dishwasher, and Butler sink. Outside, the secluded gardens comprise a large decked entertaining area and steps leading up to a lawn surrounded by well-maintained flower and shrub borders. This property includes Assured Move from Ashtons, designed to expedite transactions, reduce stress, and provide certainty. The legal work is completed in advance, potentially halving the time from sale agreed to contract exchange. Upon offer acceptance, a non-refundable payment of £395 plus VAT for the legal pack is required. This pre-approved pack includes essential documents like the Land Registry Title and Pre-prepared Sale Contract, plus an exclusivity agreement for a set period. This fee does not contribute to the purchase price. Legal advice is recommended before entering the agreement.

### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.















TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.