
 5 bedrooms

 3 bathrooms

 3 receptions

 EPC Band C

Freehold

Council Tax Band:
G £3,918.52 (25/26)

Local Authority:
St Albans District Council



Discover tranquility and elegance in Gustard Wood with this exceptional 2986 sq' detached home. Enjoy luxurious living across five bedrooms in this captivating haven nestled in the charming hamlet.

Description

Step inside to discover a world of refined comfort and style. The welcoming entrance hall leads to a downstairs cloakroom before opening into the magnificent main living room with picturesque views of the large rear garden. Adjacent lies the heart of the home - a beautifully appointed kitchen/diner, where culinary delights are effortlessly prepared amidst generous proportions and sleek design. A central island adds both functionality and flair, seamlessly connecting to the inviting playroom through double doors, offering a seamless transition to outdoor entertaining and relaxation. Ascend the staircase to find a sanctuary on the first floor, featuring four double bedrooms adorned with comfort and style. The main bedroom reigns supreme with its ensuite bathroom and Juliette balcony, providing a private retreat with garden vistas. The remaining rooms are serviced by a luxuriously appointed family bathroom. Venture to the second floor, where another spacious double bedroom awaits, complete with its own ensuite for added convenience. Outside, the property is embraced by a spacious driveway and single garage, ensconced within a verdant 9ft hedge boundary for ultimate privacy. The rear garden is a verdant oasis, boasting lush lawns, a charming patio area, and a garden room, ideal for al fresco dining and relaxation.

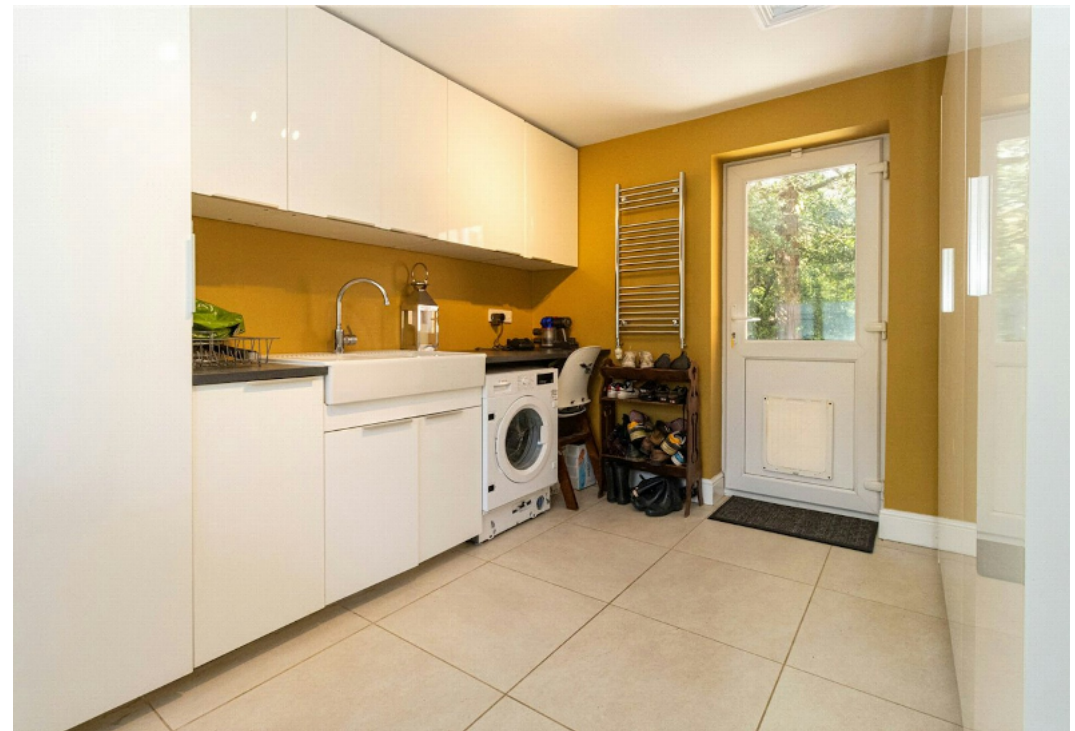
Location

Nestled within Blackmore End and Gustard Wood, this home offers a

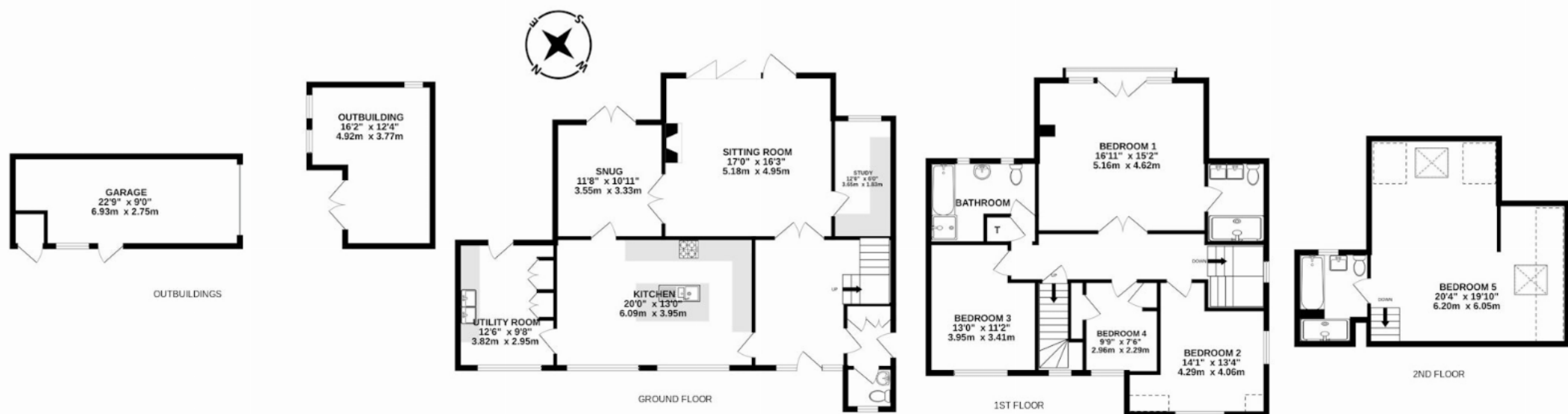


Buyers Information

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 : 2986sq.ft. (277.4 sq.m.) approx.

This floorplan is for illustration purposes onl. 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.