



4 Bedrooms



3 Bathrooms



2 Receptions



EPC Band B

Freehold



LAST ONE! Secure one of four exclusive detached homes at Birch Tree Gardens, St. Albans' most intimate development.

Description

Birch Tree Gardens offers exclusivity with only four homes by Crossan Homes. Plot 4, the last available, is meticulously designed for space and light, with four double bedrooms and three bathrooms. The open-plan kitchen, living, and dining area is perfect for modern family life while maintaining intimacy. Key Features: - Exclusive Boutique Development - Premium St Albans Location, near St Albans Girls School - Move-In Ready Summer 2025 - Generous Living: 4 Bedrooms, 3 Bathrooms - Contemporary Design: 1,280-1,462 sq ft - 10-Year Warranty - Chain Free Purchase - Off-Street Parking with EV Charging - Eco-Friendly Air Source Heat Pump Why Choose Birch Tree Gardens? - Intimate Community - High-End Finishes - Strong Investment Value - Immediate Enjoyment in Summer 2025 Early viewing is essential to avoid disappointment. Note: Planning was granted as 3 bedrooms with a study.

Location

Located in coveted St. Albans, a top UK city to live, blending heritage with modern perks. 20 mins to London, top schools, vibrant centre. The AL3 area offers easy city and countryside access, excellent amenities, and transport links.

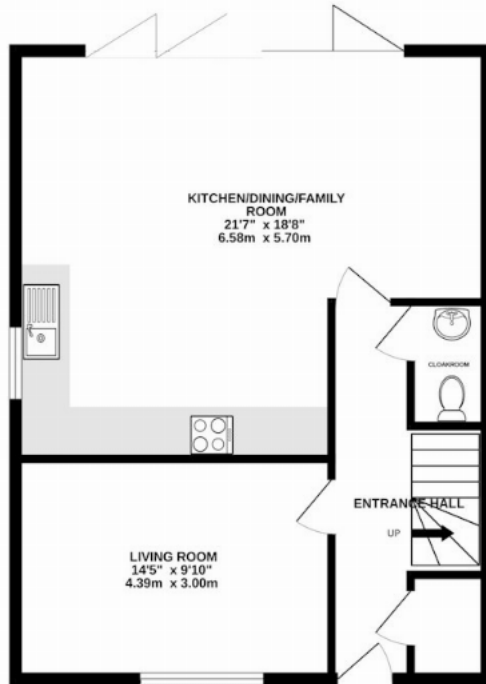
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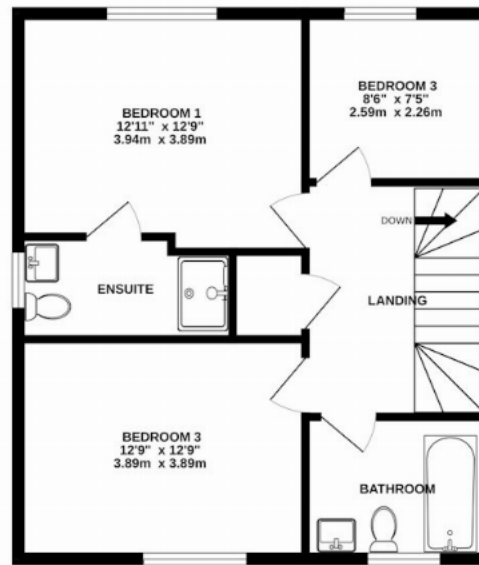




GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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