

 5 Bedrooms

 2 Bathrooms

 3 Receptions

 Landscaped

 Off-Street Parking

 EPC Band C

Service Charge:
£1,120.00 per annum

Council Tax Band:
G £3,924.80 (2025/26)

Local Authority:
St Albans District Council



Immaculate 5-bed townhouse over 4 floors, superbly improved. Set in a gated crescent within the exclusive Napsbury Park development.

Description

This stunning home features a paved double width driveway leading to a bright entrance hall with a useful WC, flowing into a bright dual aspect kitchen/dining room equipped with plenty of storage space and integrated appliances. The kitchen includes a breakfast bar and ample room for a dining table. Planning approval exists for a single storey extension with a large roof lantern and bi-fold doors to the garden. A partial garage conversion now serves as a stylish cinema room with access to a separate utility room. The first floor hosts an impressive reception room with herring bone flooring and Juliette balconies, a large principal bedroom with an ensuite shower room and dressing room. The second floor offers three double bedrooms and a sizeable family bathroom with a freestanding bath. A loft conversion has created a further double room on the third floor with large rooflights. The landscaped rear garden features decked seating areas, synthetic grass lawn, and a woodchipped play area. Note: Photos were taken prior to the current tenancy.

Location

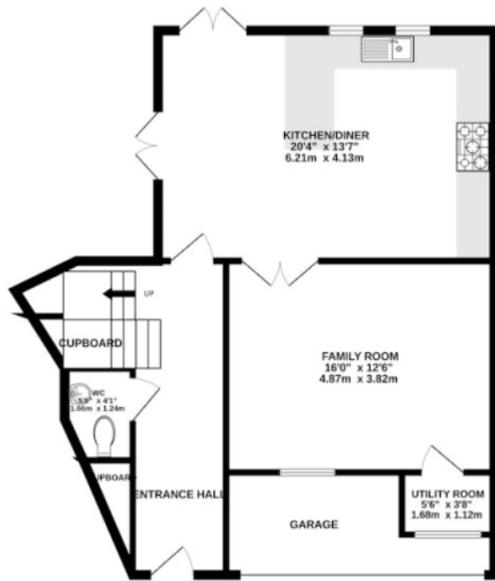
Boyes Crescent is a quiet, gated community in Napsbury Park. Accessible motorway networks and both St Albans and Radlett, with their shopping, leisure facilities, and mainline stations serving central London, are conveniently nearby.



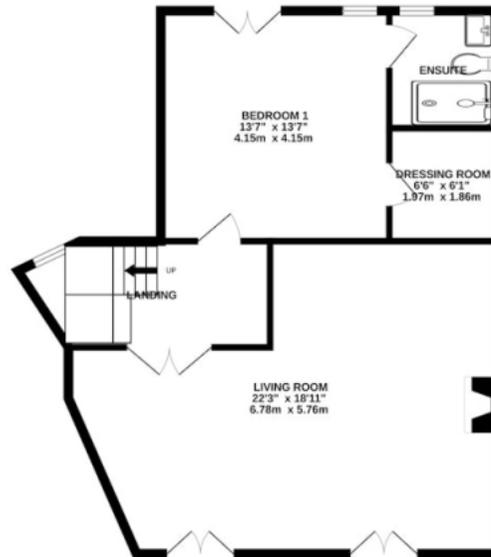
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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



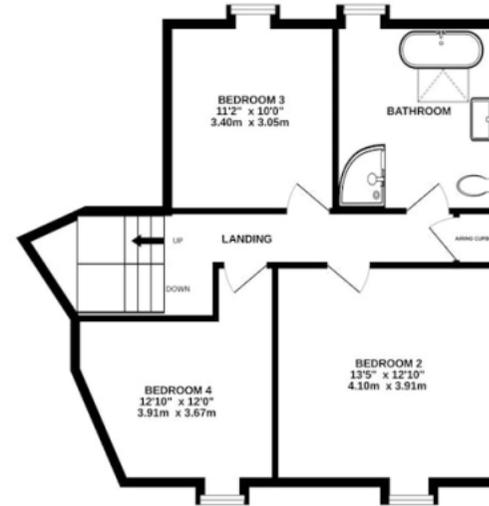




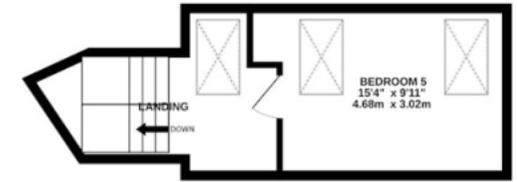
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



2ND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



3RD FLOOR
239 sq.ft. (22.2 sq.m.) approx.

TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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.