

-  6 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  South-Facing
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:
G £3,924.80 (2025/2026)

Local Authority:
St Albans City & District Council

Six bedroom townhouse with 2,400+ sqft in exclusive Napsbury Park development. Stunning accommodation.

Description

This stylish contemporary home features a generously proportioned layout over three floors. The driveway provides off-street parking for two cars, leading to a wide entrance hall and an open-plan room at the rear with double doors to the garden. The beautifully designed kitchen offers ample storage, integrated appliances, and a breakfast bar, with space for dining and sofas, ideal for family living. A separate utility room and ground floor WC complement the integral garage, which could be converted, subject to consents. The first floor boasts a stunning reception room with Juliet balconies and a feature fireplace, along with two bedrooms, the largest featuring a large window, fitted storage, and an en-suite shower room. The second floor includes four double bedrooms sharing a family shower room. The south-facing garden has a paved seating area, lawn, timber garden building, and a planted bed.

Location

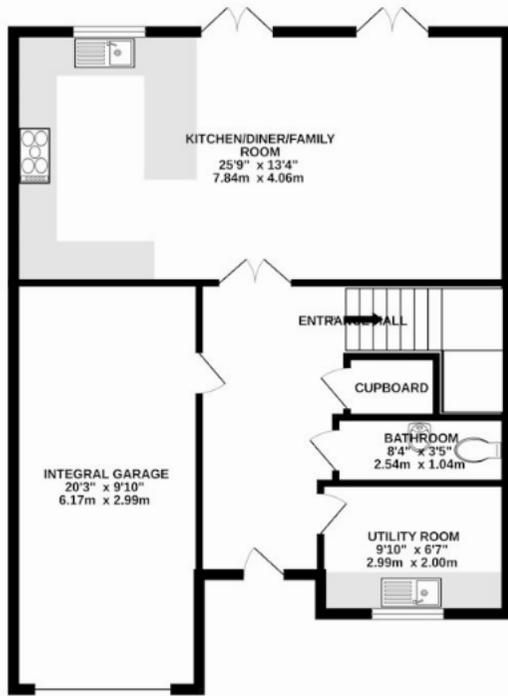
Napsbury Park, a modern development, offers luxury housing in parkland, ideal for families. Features include a children's playground, access to tennis courts, and proximity to motorways and esteemed schools like Haberdashers and Aldenham.



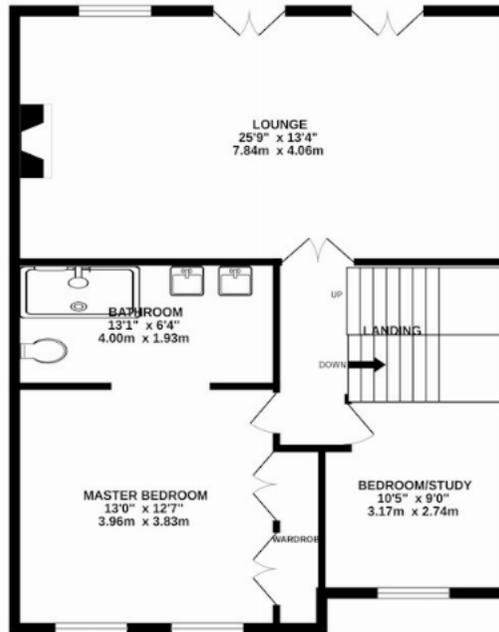
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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



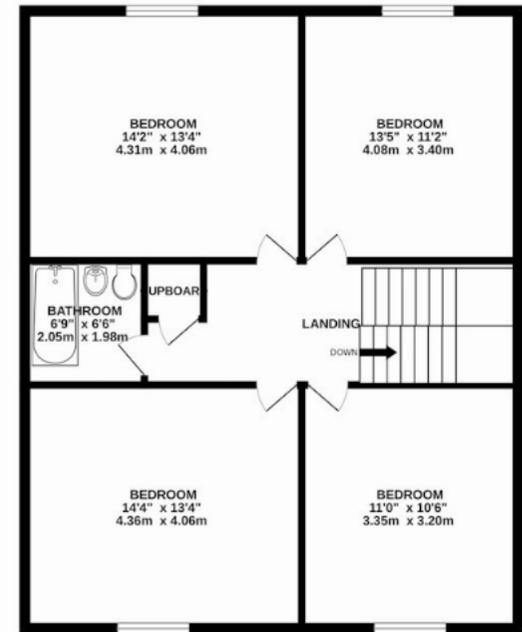




GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



2ND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

TOTAL FLOOR AREA : 2419 sq.ft. (224.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is 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.