



4 Bedrooms



2 Bathrooms



2 Receptions



South-Facing



Garage & Driveway



Freehold

Service Charge:
£461.56 per annum

Council Tax Band:
G £4,117.20 (2026/2027)

Local Authority:
St Albans City & District Council

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Boyes Crescent, Napsbury Park, AL2 1UB
Guide price of £925,000

Immaculate townhouse over three floors with a spacious south-facing garden, two parking spaces, in prestigious Napsbury Park development.

Description

An immaculately presented and generously proportioned four-bedroom townhouse arranged over three floors, offering flexible and well-balanced living accommodation, ideal for modern family life. The ground floor features a spacious entrance hall leading to a bright and well-appointed kitchen/dining room, complete with ample storage, integrated appliances and direct access to the rear garden - perfect for entertaining. A separate utility room and WC add practicality, while internal access leads to a garage providing additional storage. On the first floor, a substantial living room spans an impressive footprint, offering superb living and entertaining space with excellent natural light. This level also hosts a large principal bedroom, complemented by a dressing room and a modern en-suite. The second floor comprises three further well-proportioned bedrooms, including a generous double, all served by a contemporary family bathroom. Externally, the property benefits from a private south-facing rear garden with a decked terrace.

Location

Boyes Crescent is a quiet, gated community in the Napsbury Park development. Motorway networks are comfortably accessible and London Colney Retail Park is just a short drive away.



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: 2249 sq.ft.(208.7 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.

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