

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception
-  South-East
-  Off-Street Parking
-  EPC Band B

Freehold

Service Charge:  
£800.00 per annum

Council Tax Band:  
D £2,498.45 (2026/2027)

Local Authority:  
St Albans City & District Council





Beautifully presented three-bedroom home with a pretty southeast-facing garden and allocated parking.

### Description

This lovely modern home, built just four years ago, boasts six years remaining on its NHBC guarantee. Set back from the road, the front door opens into a bright entrance hall with a useful WC adjacent. A glazed screen separates the hall from the stylish kitchen, which is thoughtfully planned with ample storage, integrated appliances, and a breakfast bar for informal dining. The reception area at the rear provides plenty of space for living and dining, with glazed double doors overlooking the garden. Upstairs, three bedrooms offer flexibility, all capable of accommodating a double bed, with two currently used as home offices. There's a smart family bathroom off the landing, and the largest bedroom benefits from an en-suite shower room. The south-east facing garden is a standout feature, beautifully landscaped with established plants, shrubs, and a seating area under a timber pergola. A rear gate offers direct front access. The house includes two allocated parking spaces and an EV charging point.

### Location

The property is located in Smallford, to the east of St Albans. This semi rural setting gives easy access to the wide range of amenities in St Albans and locally there is an excellent Farm Shop and restaurant.

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.

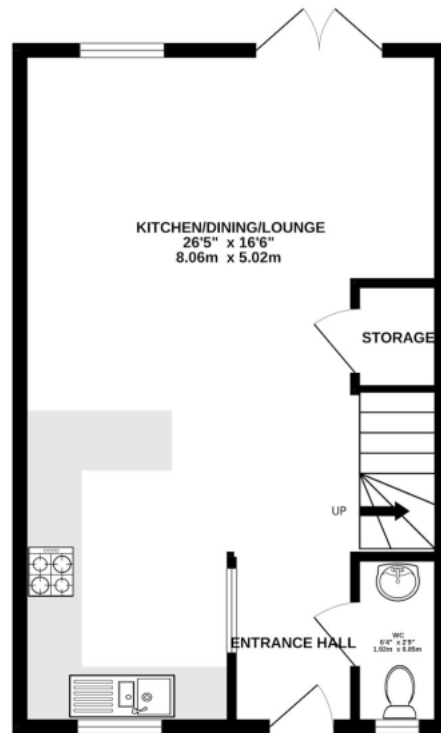




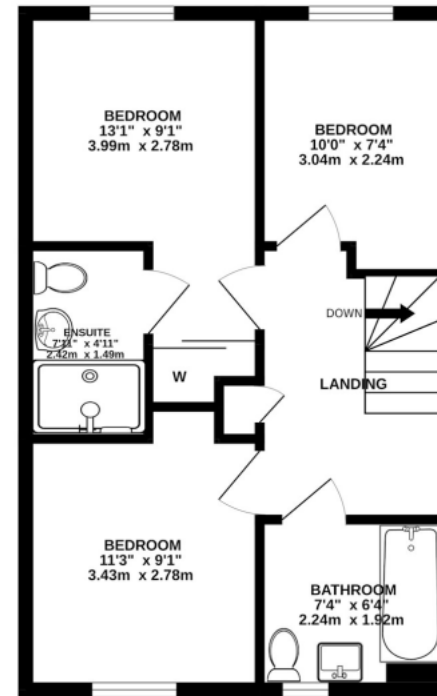








GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA: 865 sq.ft. (80.4 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.