


 3 Bedrooms

 1 Bathroom

 2 Receptions

 60ft Garden

 Garage & Driveway

 EPC Band C

Freehold

Council Tax Band:  
E £2,894.66 (2026/2027)

Local Authority:  
St Albans City & District Council



Spacious 3-bedroom family home in catchment for renowned schooling, close to local shops and city centre amenities.

### Description

Approaching the property, a driveway provides off-street parking for two vehicles and leads to a sizeable garage. The bright hallway connects to the living room with front aspect windows and flows into the open-plan kitchen/dining area. This space, featuring bi-fold doors and skylights, is designed for an abundance of natural light. The kitchen is luxurious, equipped with high-end appliances, ample storage, and a large island/breakfast bar. A cloakroom and storage cupboard complete the ground floor layout. On the first floor, the principal bedroom offers large, built-in wardrobes. The second bedroom is a generous double, while the third is a substantial single. All rooms are serviced by a spacious and luxuriously appointed bathroom. The property benefits from double glazing throughout. The rear garden, perfect for entertaining, features a large lawn and patio area, ideal for summer BBQs. Located to the northeast of St Albans, the property offers easy access to a range of shopping and leisure facilities. The sought-after Wheatfields infant and junior schools and Sandringham secondary school are just a short walk away, with St Albans City centre only a short drive. Council Tax Band: E £2,828.44 (2025/2026) Buyers Information: In compliance with the UK's Anti Money Laundering regulations, we confirm the identity of all prospective buyers at the point of an offer being accepted using a third party, Identity Verification System. There is a nominal charge of £48 (per person) for this service. For more information, refer to our website.

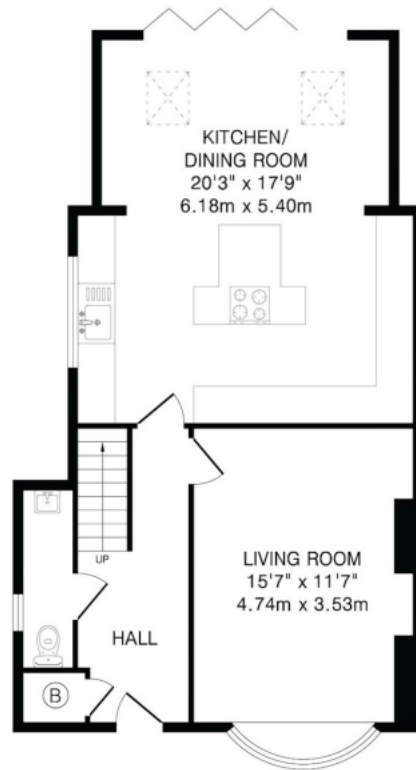
### Location

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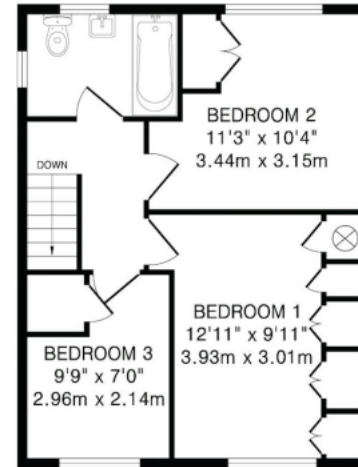






Ground Floor

662 sq.ft.(61.4 sq.m)approx.



First Floor

416 sq.ft.(38.6 sq.m)approx.

TOTAL FLOOR AREA: 1078 sq.ft.(100.0 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.