



Connells

Foxcroft
St. Albans



Property Description

Designed around modern family living, the standout feature of the home is the superb 20ft-plus open-plan kitchen, dining and family room. This bright and sociable space is ideal for entertaining, family gatherings and everyday life, with doors opening directly onto the rear garden to create a seamless connection between indoor and outdoor living.

A separate study/snug provides valuable flexibility for home working, playroom use or an additional reception room, while a recently fitted ground-floor shower room and internal access to the garage add further practicality.

The upper floors offer four well-proportioned bedrooms arranged across two levels. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, creating an ideal layout for growing families.

Outside, the generous rear garden provides a wonderful setting for summer entertaining or simply relaxing in peaceful surroundings. To the front, a driveway and garage provide ample off-street parking and useful storage.

Foxcroft is well placed for a number of highly regarded schools including the ever-popular Samuel Ryder Academy. The city centre is approximately one mile away and for commuters, St Albans City Station provides fast and frequent Thameslink services to London St Pancras International in as little as 20 minutes, while excellent road links via the M1, M25 and A1(M) are also within easy reach.

Lounge

15' 10" x 10' 8" (4.83m x 3.25m)

Kitchen

20' 9" x 20' 2" (6.32m x 6.15m)

Bedroom One

15' 5" x 13' 8" max (4.70m x 4.17m max)

Bedroom Two

18' 5" x 8' 8" max (5.61m x 2.64m max)

Bedroom Three

10' 8" max x 10' 5" (3.25m max x 3.17m)

Bedroom Four

11' 7" x 10' 8" (3.53m x 3.25m)









Ground Floor



First Floor



Second Floor

Total floor area 141.4 m² (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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38 Chequer Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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