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# Temptation comes in many forms...



**St Albans**  
PRICE GUIDE £850,000



St Albans

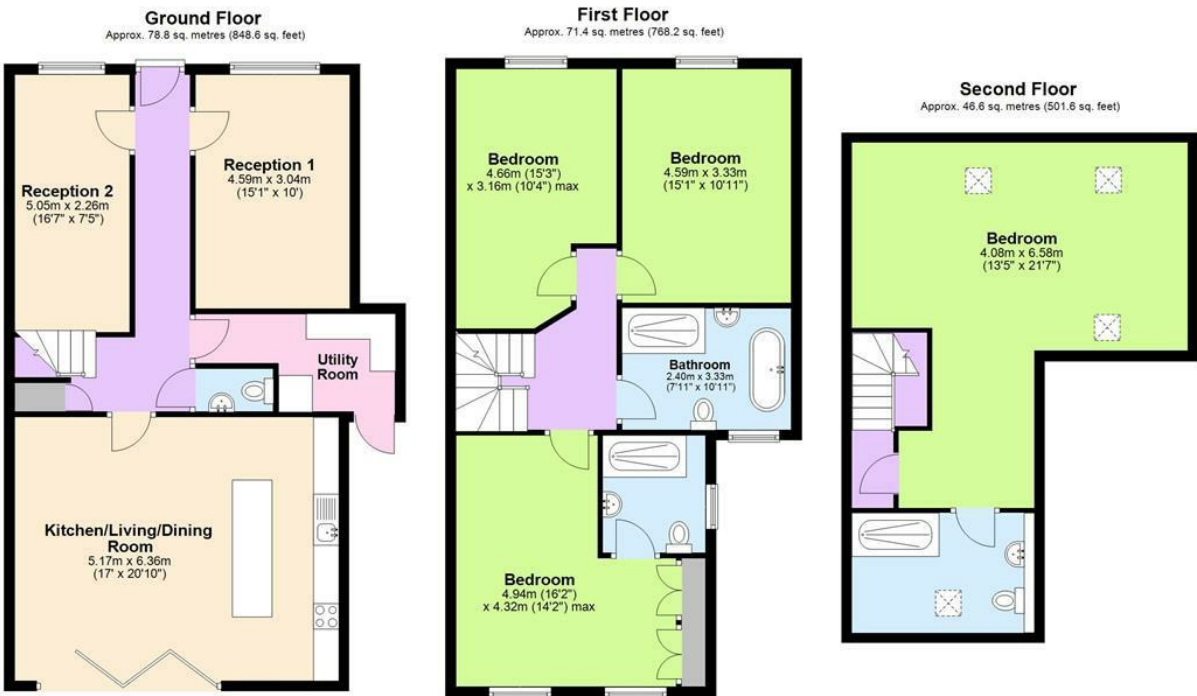
PRICE GUIDE

£850,000

Positioned at the end of a peaceful cul-de-sac and finished to a very high specification. A 2000 sq ft semi detached new build home offering two reception rooms, wonderful open plan kitchen/dining/family room with bi-folding doors to the garden, four double bedrooms and three bathrooms and large southerly corner plot garden.



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Total area: approx. 196.8 sq. metres (2118.4 sq. feet)

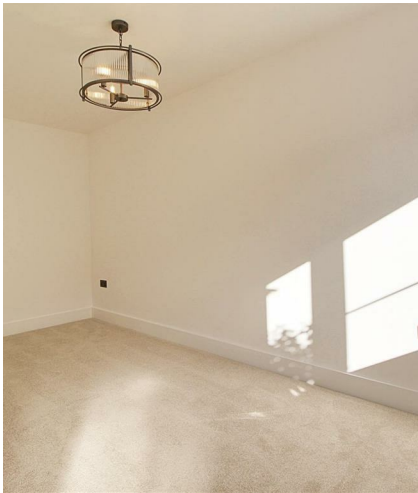
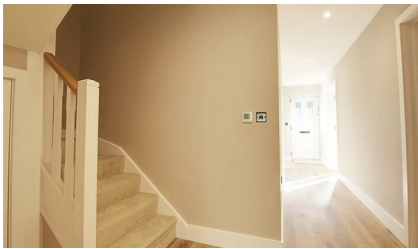
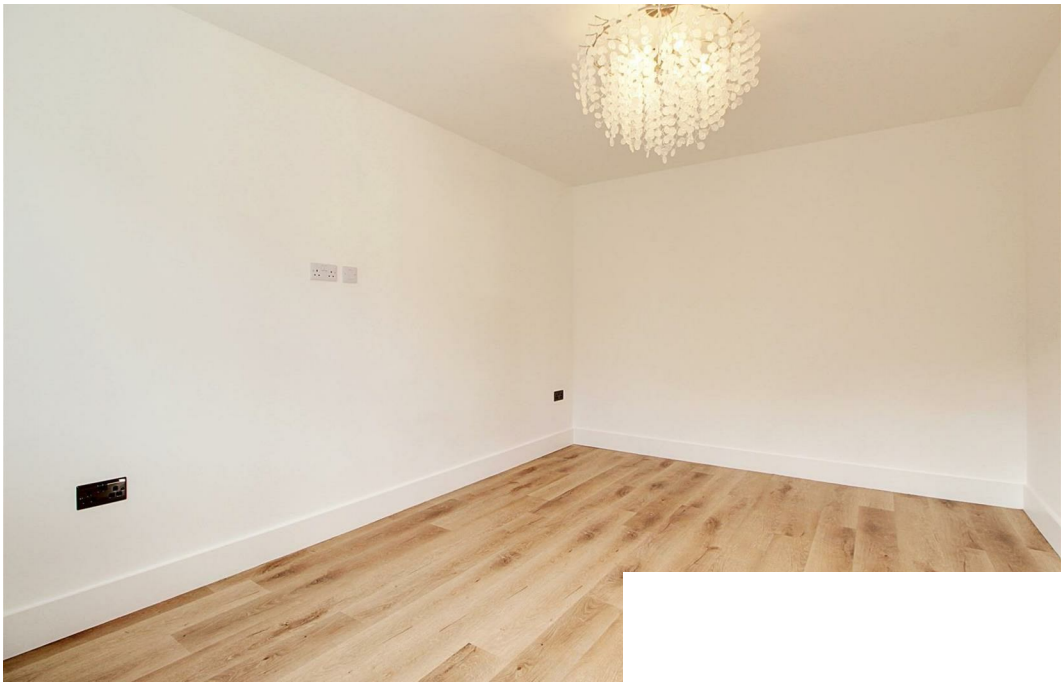


| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          | 98      | 100       | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |









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**Ground Floor**  
The front door opens into an entrance hall, with doors on either side leading to two reception rooms. Continuing through to the inner hall, a staircase rises to the first floor. On the right-hand side, there are two further doors — one providing access to the utility room, which has a door leading out to the rear garden, and another opening to the ground-floor cloakroom. The entire width of the rear of the property is occupied by a spacious open-plan kitchen, dining, and family area. This room features an L-shaped arrangement of fitted base and eye-level units with integrated appliances, while bi-folding doors extend almost the full width of the space, flooding it with natural light.

**First Floor**  
Stairs from the first floor landing extend to the second floor while doors open to the first three bedrooms. All bedrooms in this property are double in proportions with two overlooking the front and a third overlooking the rear which also boasts an ensuite shower room. The family bathroom is also positioned at this level and is fitted with a luxuriously appointed 4 piece bathroom suite to include freestanding bath and walk in double width shower cubicle.

**Second Floor**  
Due to the flexible nature of this property the second floor could be either the first or second bedroom depending on your personal preferences. This room is flooded with light by means of several Velux windows and also has the advantage of an ensuite shower room.

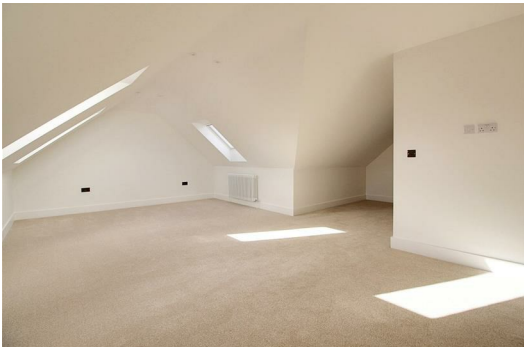
**Outside**  
To the front of the property is a block paved driveway providing parking for three cars. The Southerly gardens are mainly laid to lawn, enclosed by fencing with a generous flagstone patio directly to the rear of the property.

**The Location**  
These select and individual pair of new build homes occupies a wonderfully secluded position towards the end of a cul-de-sac in Chiswell Green with its shops, cafes, a Grade II listed pub and good schools. The property is very conveniently located for St Albans' excellent amenities. The historic city offers comprehensive shopping facilities within its vibrant centre, along with an abundance of restaurants, cafes and cultural attractions. St Albans is renowned for its Roman heritage, beautiful Verulamium Park and the magnificent Cathedral. The location provides excellent transport links for commuters, with St Albans City station offering direct fast train services to London St Pancras International, and Abbey Station to Watford Junction for onward fast trains (approx. 20 minutes) to London Euston. Road links are equally good, with the M25 (Jct 21A) and M1 (Jct 6) both easily accessible. Educational provision in the area is exceptional. There are several primary schools close by, with Killigrew Primary and Nursery being the nearest just a mile away. The renowned St Albans School, one of the oldest private schools in the world, is just under 3 miles, whilst Haberdashers' Boys' School is in nearby Elstree. The surrounding countryside provides abundant recreational opportunities, with numerous footpaths and bridleways accessible from the property, and golf courses and leisure facilities are readily available throughout the area.

**Agents Information For Buyers**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.

2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
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