



Cassius Drive, Kings Park, St Albans, AL3 4GD

Guide price £650,000





## Cassius Drive, Kings Park, St Albans, AL3 4GD

Built by The Berkeley Group in 2013 and located on a private road within the exclusive Kings Park development on King Harry Lane, this impressive light and airy three-bedroom family home offers stylish and modern accommodation arranged over two floors and off-road parking for two cars.

With under floor heating throughout downstairs, the ground floor is designed for open-plan living with a fabulous high-specification kitchen with Quartz work surfaces flowing into a dining room and lounge area with French doors leading out onto the landscaped southeast facing rear garden. Upstairs there are three double bedrooms, a fully fitted study, an en-suite to the master, and a modern family bathroom. The property is presented with a neutral and contemporary décor that includes bespoke fitted plantation shutters to the front of the property and double-glazing throughout.

Cassius Drive is conveniently located on the southwest side of the St Albans city centre and a short walk from the 100 acres of beautiful parkland, lake and Roman ruins of Verulamium Park. Local amenities, including Waitrose and St Michaels village pubs are located nearby and local schools such as the highly regarded Prae Wood Primary School and St Columba's College are also in close proximity.

This south-side location provides excellent access to the M25 at junction 21A and the M1 at junction 6. For the London commuter the St Albans City mainline station provides a frequent 20-minute journey into London St. Pancras International and Kings Cross stations. There is also the St Albans Abbey station train service to Watford Junction for connecting to fast trains into London Euston station.



## ACCOMMODATION

### Entrance Hall

Door with double glazed panel to front, Amtico flooring with under floor heating, coved ceiling, stairs rising to first floor, burglar alarm control panel, door to:

### Cloakroom

Double glazed frosted window to front, fitted with Villeroy and Boch sanitary ware; a low level WC, wash hand basin, tiled floor, partly tiled walls, chrome heated towel rail, recess spotlights.

### Kitchen 11'8 x 7'8 (3.56m x 2.34m)

Double glazed window to the front with plantation shutters, fitted with a comprehensive range of base and eye level units with Quartz work surfaces over, inset one and a half bowl single drainer sink unit with swan neck mixer tap, integrated fridge/freezer, built-in appliances including a Bosch dishwasher, Bosch washer-dryer, Bosch hob with cooker hood over, Bosch double oven, recess spotlights, ceramic tiled floor with under floor heating, under lighting. Includes water filter and softener system.

### Living / Dining Room 16'8 x 15'3 (5.08m x 4.65m)

Double glazed double doors to rear, double glazed windows to rear, coved ceiling, recess spotlights, telephone and TV points, large under stairs storage cupboard.

## FIRST FLOOR

### Landing

A good size landing with double radiator, large airing cupboard with central heating gas boiler and mega flow system.

### Bedroom One 13'7 max x 9'7 (4.14m max x 2.92m)

Double glazed window to front with plantation shutters, single radiator under, coved ceiling, built in wardrobe with mirrored sliding doors, white panelled door leading to:

### En-Suite Shower Room

An impressive shower room with double glazed frosted window to front, Villeroy and Boch suite comprising of large walk in tiled shower cubicle, low level WC, hand basin, tiled floor, chrome heated towel rail, recess lighting, shaver point, and extractor fan.

### Bedroom Two 13'8 max x 9'3 (4.17m max x 2.82m)

Featuring an impressive vaulted ceiling, this light and airy bedroom has double glazed window to the front with plantation shutters and includes a deep built-in wardrobe, with recess lights.





**Bedroom Three 10'4 x 8'6 (3.15m x 2.59m)**

Overlooking the rear garden, this double room features double-glazed window to rear, single radiator under, coved ceiling, and ladder access to spacious floored loft with lighting.

**Study 7'5 x 6'4 (2.26m x 1.93m)**

A fully fitted study with extensive shelving, drawers, cupboard and filing cabinet, and large desk area, double-glazed window overlooking rear garden, single radiator, and coved ceiling.

**Bathroom**

A luxury Villeroy and Boch suite that comprises of panel bath with mixer tap and separate shower over with glass screen, low level WC, wash hand basin, Amtico floor, tiled walls, built in cupboard with mirrored doors, shaver point and under lighting, recess lights, chrome heated towel rail and extractor fan.

**Garage 20'5 x 10'8 (6.22m x 3.25m)**

An integral garage with electric up and over door, with power and light, door to rear garden.

**EXTERIOR****Front Garden**

Paved driveway allowing off road parking, lawn area with well-stocked flower and evergreen shrub beds.

**Rear Garden**

A southeast facing patio area perfect for sitting and enjoying morning coffee, a lawned garden, flanked by shrub and flower borders, interspersed with young espalier apple and pear fruit trees, Silver Birch, Acer trees and jasmine trellises, fully-enclosed by fence border with door through to garage. Outside water tap, electric points and water butt.

**Agents Note**

An annual service charge is payable to the estate management company for the upkeep of the road and communal flower and shrub borders.

**NHBC Guarantee**

For additional peace of mind, the house is guaranteed for 10 years from 2013 through the NHBC, the UK's leading new home warranty and insurance provider.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



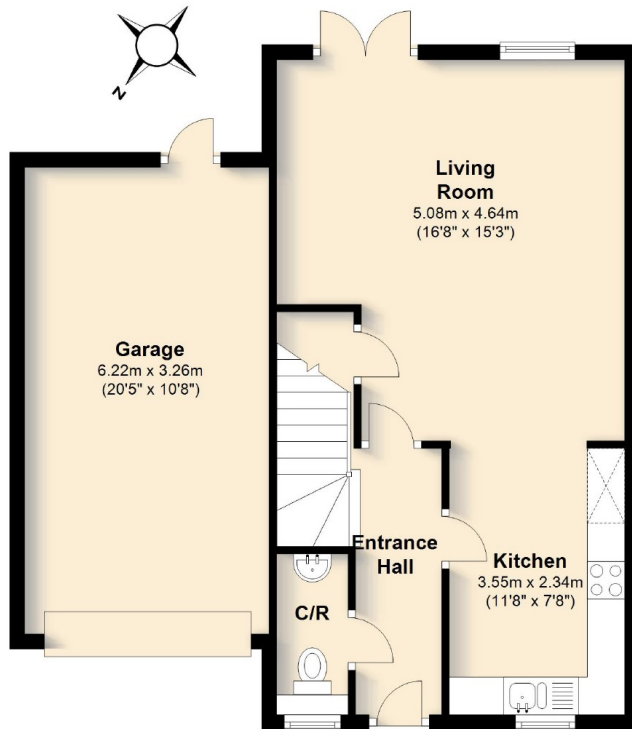






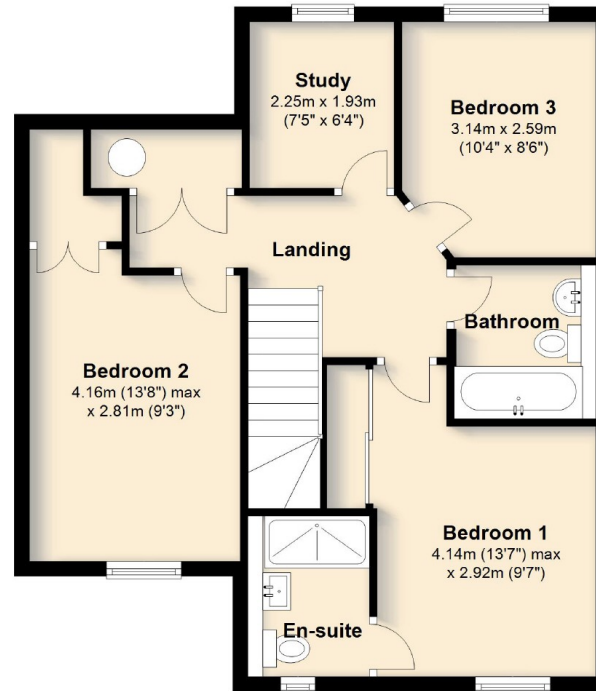
## Ground Floor

Approx. 61.4 sq. metres (660.8 sq. feet)



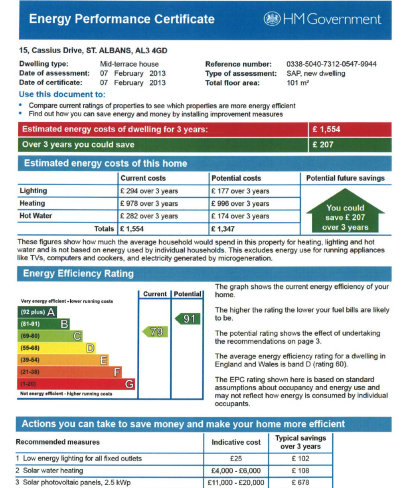
## First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.7 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



Tel: 01727 898150

37 Chequer Street

St Albans

Herts

AL1 3YJ

Email: stalbans@putterills.co.uk

www.putterills.co.uk

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

