



Magnolia Gardens, St Albans, AL1 1AT

Price £1,325,000



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Enjoy living in this stunning three storey Edwardian style semi-detached home within walking distance of St Albans mainline station.

The property was originally designed as a five bedroom home with the existing owners buying off plan, reconfiguring the layout to create a spacious four bedroom home to meet their requirements.

The property is approximately three years old with a high specification throughout and close attention to detail meeting the needs of todays discerning purchaser.

On the ground floor the spacious and welcoming entrance hall opens into an impressive open plan kitchen / diner / family room with views onto the well tended gardens. In addition to this there is also a bay fronted living room, utility room and cloakroom.

Moving up to the first floor, the spacious master bedroom enjoys a large dressing room with quality fitted wardrobes and a luxurious en-suite shower room. There are two further double bedrooms on this floor with one enjoying an en-suite shower room and a separate well appointed family bathroom.

On the second floor, a spacious dual aspect double bedroom benefits from a luxury en-suite bathroom and dressing area.

Externally the property has an excellent frontage with well tended gardens, driveway and additional parking. To the rear, the gardens are a real feature of this fabulous home enjoying two Indian sandstone patio areas, a variety of shrubs and plants, and at the rear, there is a single garage with electric door.



ACCOMMODATION

Throughout the ground floor, the property benefits from multi zoned under floor heating to all areas.

Entrance

Front door opening into:

Spacious Entrance Hall

Detailed cornice, wood flooring, spotlights, staircase to first floor, coat cupboard, further cupboard housing the megaflo system and water softener, window to side.

Living Room 15'5 max x 11'10 max (4.70m max x 3.61m max)

Bay fronted living room, detailed cornice, spotlights, wood flooring.

Kitchen / Diner / Family Room 21'8 max x 21'5 (6.60m max x 6.53m)

Wonderful space overlooking the rear garden, windows to rear, double doors opening onto the patio, recess spotlights, recess speakers, detailed cornice, wood flooring.

Kitchen Area

Quality kitchen with Siemens appliances to include integrated dishwasher, oven, microwave combination oven, warming drawer, ceramic electric hob, extractor, tall larder refrigerator, Quooker fusion tap, one and a half bowl sink with waste disposal unit, Caesarstone worktops, corner carousel units, pan drawers, recycling drawer, spotlights, breakfast bar.

Utility Room

Range of storage units, sink with mixer tap, space and plumbing for washing machine and tumble dryer, tiled floor, spotlights, integrated tall freezer, larger cupboard, boiler cupboard, door to side.

Cloakroom

Contemporary finish, Porcelonosa washbasin with mixertap, wc, tiled floor, spotlights, recess mirror.

FIRST FLOOR

Throughout the first floor, there is multi-zone underfloor heating.

Landing

Wood flooring, turning staircase to first floor, detailed cornice, spotlights door to:

Bedroom One 12'0 x 11'10 (3.66m x 3.61m)

Magnificent master suite which was originally designed as two bedrooms, the current owners at point of instruction re-designed this space to create a wonderful master suite. Spacious bedroom area with two windows to rear, wood flooring, detailed cornice, spotlights.

Dressing Room 13'1 x 12'0 (3.99m x 3.66m)

Window to rear, wood flooring, detailed cornice, spotlights, bespoke fitted wardrobes.

En-Suite

Stylish shower room, Hansgrohe shower, contemporary style washbasin with mixer tap, vanity storage, wc, tiled floor, chrome radiator, spotlights, fitted mirror, wall light points.

Bedroom Three 14'6 max x 11'10 (4.42m max x 3.61m)

Spacious double bedroom with bay window to front, detailed cornice, wood flooring, spotlights.



En-Suite Shower Room

Hansgrohe shower, washbasin with Porcelonosa mixer tap, wc, chrome radiator, tiled floor, spotlights, mirrored vanity storage.

Bedroom Four 11'7 x 9'3 (3.53m x 2.82m)

Double bedroom, window to front, detailed cornice, spotlights, wood flooring.

Family Bathroom

Porcelonosa bath with mixer tap and shower attachment, washbasin with Porcelonosa mixer tap, vanity storage, wc, tiled floor, chrome radiator, spotlights, window to side.

SECOND FLOOR**Landing**

Detailed cornice, wood flooring, doors to:

Bedroom Two 23'4 x 20'6 (7.11m x 6.25m)

A wonderful dual aspect suite with windows to front and rear, wood flooring, radiator, spotlights, inset speakers to ceiling, fitted wardrobes, doors to:

En-Suite Bathroom

Stunning luxury bathroom, freestanding Porcelonosa bath with Porcelonosa mixer tap and shower attachment, Duravit washbasin with vanity storage and Porcelonosa mixer tap, wc, Hansgrohe shower, tiled walls, spotlights, chrome radiator, tiled floor, fitted tall mirror, window to front.

Dressing Room 15'4 x 5'9 (4.67m x 1.75m)

Currently used as a hobby room, window to rear, spotlights, wood flooring, radiator.

EXTERIOR**Front Garden**

Well tendered front garden, railings, gate, pathway to front door, shrubs and plants.

Rear Garden

A real feature of the property is the rear garden with two patio areas to make the most of the sunshine at different times of the day, lawn, a variety of shrubs and plants, side trellis with climber, side access, shed, rear access, outside tap, outside power point, Whirlpool watering system.

Garage

Single garage (which is second in from the end) backing onto the rear garden, electric door, light and power.

Parking

The property benefits from a gravelled driveway to the front, further additional block paved parking space and visitors spaces.

Agents Notes

The sellers have advised us that the property benefits from data cat6 network throughout, multi-zone Sonos audio system and a NACOSS approved security system.

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.





Approx. 78.1 sq. metres (840.5 sq. feet)

Approx. 79.7 sq. metres (857.9 sq. feet)

Approx. 50.3 sq. metres (541.3 sq. feet)

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

