



**Cassidy
& Tate**
Your Local Experts

Charmouth Road, St Albans, Hertfordshire, AL1 4SL
Guide price £1,500,000

Cassidy & Tate are delighted to present this lovely five bedroom detached family home situated in a most sought after road, close to excellent schools and walking distance of the mainline station and City centre. The property provides generous and flexible accommodation arranged on three levels to include three main reception rooms on the ground floor consisting of a stunning kitchen/breakfast room with French doors opening onto the rear garden, separate utility room, living room and dining room. On the first floor, the main bedroom is served by both an en-suite and dressing room with three further bedrooms and family bathroom. An additional bedroom/home office is located on the second floor. Externally, the property enjoys a beautiful and very well maintained private rear garden ideal for entertaining. Redesigned and stocked with a wide variety of mature shrubs, wisteria, plants and flowers.



Introduction

Accommodation Comprises: Entrance Porch, Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Four Bedrooms, En-Suite and Dressing Room to Principle Bedroom, Family Bathroom, Bedroom Five/Home Office, Garage, Front and Rear Gardens and Off Street Parking.

Ground Floor Accommodation

Entrance Porch

Door to front. Storage cupboard. Tiled flooring.

Entrance Hall

Door to front. Under stairs storage cupboard. Wood style flooring. Radiator.

Downstairs Cloakroom

Concealed low level WC. Wash hand basin. Tiled flooring. Radiator.





Living Room

Double glazed bay window to front. Carpet. Wall lights. Radiator.

Dining Room

Sliding patio doors to rear leading into garden. Carpet. Radiator.

Kitchen/Breakfast Room

Beautifully presented kitchen with cream gloss wall and base mounted units and granite style work surfaces. Stainless steel one and a half bowl sink with drainer. Integrated oven and grill, microwave and dishwasher. Gas hob with cooker hood. Tiled flooring. Patio doors to rear leading into garden. Double glazed window to rear. Radiators.

Utility Room

Door to side. Wall and base mounted units. Stainless steel one and a half bowl sink with drainer. Part tiled walls. Space for washing machine and dryer. Tiled flooring. Door to garage. Wall mounted boiler.

First Floor Accommodation

Landing

Stairs leading from entrance hall. Airing cupboard. Carpet.

Bedroom One

Double glazed window to rear. Carpet. Radiator. Door way leading into dressing room and door leading into en-suite.

En-Suite and Dressing Room

Modern white and chrome suite comprising of a low level WC, wash hand basin, bath and shower cubicle. Double glazed window to rear. Tiled flooring. Heated white towel rail. Under

floor heating.

Bedroom Two

Double glazed window to front. Carpet. Radiator. Built in wardrobes.

Bedroom Three

Two double glazed windows to front. Carpet. Radiators.

Bedroom Four

Double glazed window to rear. Carpet. Radiator.

Family Bathroom

Modern white and chrome suite comprising of a low level WC, wash hand basin and bath with mixer tap and overhead shower attachment. Vinyl flooring. Window to side.

Second Floor Accommodation

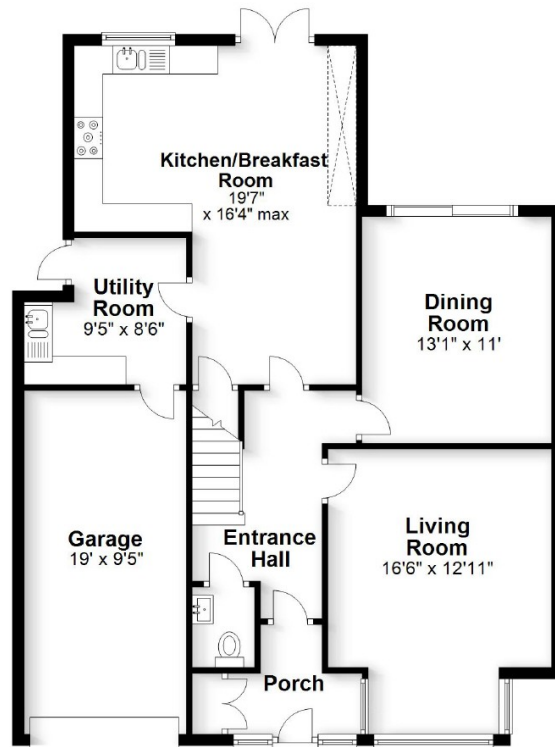
Landing

Stairs leading from first floor. Under stairs storage cupboard. Carpet. Window to side.



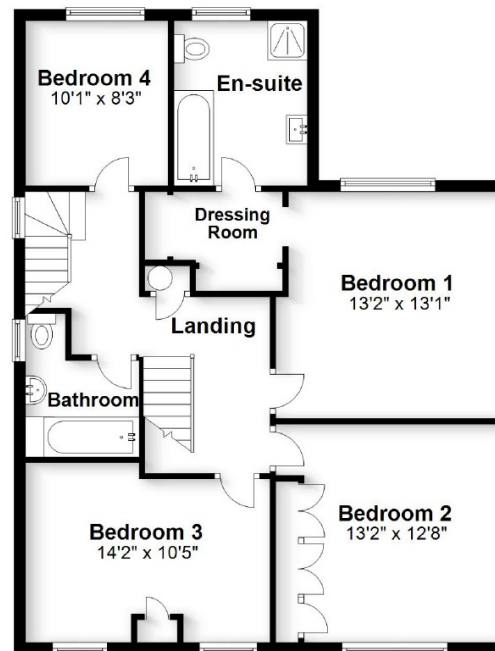
Ground Floor

Approx. 1034.5 sq. feet



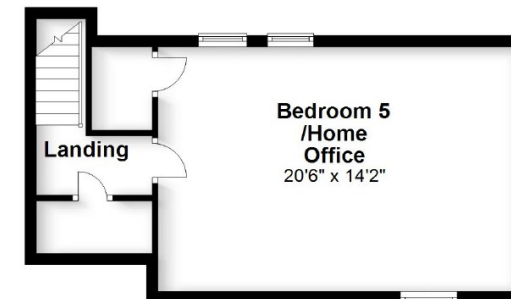
First Floor

Approx. 878.1 sq. feet



Second Floor

Approx. 378.0 sq. feet



Total area: approx. 2290.7 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Bedroom Five/Home Office

Converted loft. Velux windows. Eves storage. Carpet. Two radiators.

Exterior

Rear Garden

Stunning mature rear garden which is perfect for entertaining. Patio area with pergola. Separate decking area. Mainly laid to lawn. Plants and shrubs to borders. Pathway leading to garden shed.

Front Garden

Block paved driveway. Plants and shrubs to borders. Off street parking.

Single Garage

Electric up and over garage door.

Energy Performance Certificate:

About St. Albans

An historic Cathedral City, approximately 22 miles from central London, which forms the main urban area of the City and district of St. Albans, in the County of Hertfordshire. A City that successfully combines modern day life and amenities with a history shaped by over 2000

years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are clearly visible throughout the City today, St Albans is an historic market town and a much sought after location within the London commuter belt. The City is popular for it's outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

St. Albans District Council

Council Tax Band

F

Council Tax Charge

£2725.08



