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St. Julians Road, St. Albans, Hertfordshire, AL1 2AZ
Guide price £1,000,000

A tasteful décor and stylish modern finishes combined with a meticulous design is immediately apparent once you step into this deceptively spacious four bedroom detached family home. The property sits on a good sized plot and has been transformed to provide a high quality and lavish two level home that will not disappoint. The ground floor is intended for flexible family living with large inviting areas that include a superb 24ft lounge/dining room thats bathed in natural light via the feature rear window and bi-fold doors that spill out to the rear garden which then flows beautifully into a fabulous kitchen. Further features to the ground floor is a utility room, bedroom one with dressing room, bedroom two and the main shower room. Bedroom three and four and the family bathroom can be found on the first floor. The property is further complemented by an attractive rear garden which also boast the detached home office/gym and to the front a driveway provides off road parking. St. Julians Road is located within a short walking distance to St. Albans city centre and main line station. The property is conveniently situated for St Columbas College private school as well as being in the catchment of good state schools. For the commuter wanting to travel into London by car or train can do so with ease of effort via the St. Albans Abbey Flyer and the M25 plus the M1 motorway networks being a short distance away.



Introduction

Accommodation comprises: Entrance Hall, Living/Dining Room, Kitchen, Utility Room, Four Double Bedrooms, Two Bathrooms, Large Rear Family Garden, Detached Home Office/Gym Plus Off Street Parking.

Ground Floor Accommodation

Entrance Hall

Door to side aspect. Wood flooring. Storage cupboard. Stairs leading to first floor.

Living/Dining Room

Open plane accommodation. Wood flooring. Radiator. Double glazed window to side aspect. Bi-folding doors to rear aspect with feature glass window to rear. Skylights.

Kitchen

Range of fitted wall and base units with feature stone work surfaces. Sink with drainer. Integrated ceramic hob with double oven and hood. Integrated dishwasher. Tiled flooring. Double glazed window to rear aspect. Splash back tiling.





Utility Room

Range of wall and base units with work surfaces. Butler style sink. Mixer tap. Space for washing machine and tumble dryer. Door to side aspect. Tiled flooring.

Bedroom One

Double glazed window to front aspect. Carpet. Radiator. Leading to dressing room.

Dressing Room

Double glazed window to side aspect. Carpet. Fitted furniture.

Bedroom Two

Double glazed bay window to front aspect. Carpet. Radiator.

Shower Room

Suite comprises: Walk in shower. Low level WC. Wash hand basin in feature wooden vanity unit. Wall mirror. Chrome heated towel rail. Fully tiled.

First Floor Accommodation

Landing

Stairs from entrance hall.

Bedroom Three

Windows to side aspect. Carpet. Radiator. Storage in eaves.

Bedroom Four

Windows to side aspect. Carpet. Radiator.

Bathroom

Suite comprises: Wash hand basin. Low level WC. Chrome heated towel rail. Bath with over head shower. Double glazed window to side aspect. Tiled.

Exterior

Rear Garden

Mostly laid to lawn. Raised patio area with brick wall border. Side gated access.

Detached Home Office/Gym

Professional built detached home garden gym/office. Double glazed sliding doors. Light and power. Electric heating.

Off Street Parking

Brick paved parking to front aspect.

Energy Performance Certificate: TBC





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

Plan produced using PlanUp.

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

E

Council Tax Charge

£2345



