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& Tate**
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Wilkins Green Lane, Ellenbrook, Hertfordshire, AL10 9RT

Guide price £1,750,000

This semi-rural property that will take you away from all of the hustle and bustle of city life but yet still close enough to give you access to good local amenities. This five bedroom, detached family home has only known two owners, with the current owner having nurtured and enjoyed this lovely home for 40 years. Set on a large plot and an impressive frontage gives you a hint of the superb home within whilst inside, abundance of glass windows and doors fill the rooms with natural light and give you a spectacular outlook. Multiple separate living areas accommodate the whole family. There is a comfortable lounge with fireplace, dining room, family room, and a sun filled breakfast room. Also on the ground floor is a bespoke oak burr fitted kitchen, a utility room, cloakroom and courtesy door leading to the double garage. Upstairs two of the five bedrooms are served by an en-suite whilst the family bathroom serves the other three bedrooms. There is also a study area and plenty of eaves storage space. A principal feature of this property is the stunning rear garden which has a summerhouse/home office providing a tranquil setting overlooking a manicured garden and lily pond. To the front is as lovely as the rear. A landscaped garden, stocked with mature shrubs and plants, plenty of parking, which in turn leads to the double garage.



Ground Floor Accommodation

Porch

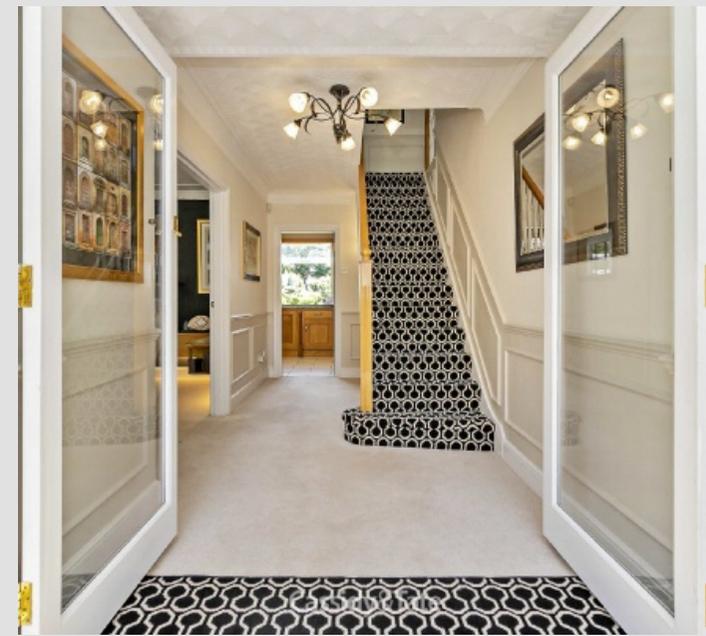
Double door with feature part stained glass windows to front aspect. Double glazed windows to either side of porch. Tiled flooring. Double glass doors into entrance hall.

Entrance Hall

Stairs rising to first floor. Feature panelling. Carpet. Boxed radiator. Coving to ceiling.

Living Room

Double glazed bay window to front aspect. Window with feature stained glass to side aspect. Coving to ceiling. Feature gas fireplace with wood surround. Built in units with feature under lighting. Radiator. Carpet. Double doors into dining room.





Dining Room

Two feature stained glass windows to side aspect. Double glazed patio doors with full length windows to either side to rear aspect. Window to side aspect. Coving to ceiling. Boxed radiator. Carpet.

Fitted Kitchen

Stunning bespoke oak burred kitchen cabinetry complemented by contrasting granite work top surfaces. One and a half sink bowl with mixer tap. Range style cooker. Integrated appliances. Recessed ceiling spotlights. Tiled flooring. Doors opening to family room, cloakroom, utility room and courtesy door into double garage.

Breakfast Room

Part brick, part glass with patio doors opening to the rear. Tiled flooring. Wall lights. Window to side aspect.

Family Room

Double glazed window to rear aspect. Double glazed window to side aspect. Carpet. Radiator.

Cloakroom

Wash hand basin. Low level wc. Chrome heated towel radiator. Tiled flooring. Spot lights to ceiling.

Utility Room

Wall and base mounted units with work top surfaces over. Sink unit. Space for washing machine and tumble dryer. Tiled flooring. Double glazed window to side aspect.







First Floor Accommodation

Landing

Stairs with oak baulstrade rising to first floor. Carpet. Access hatch to loft space. Double glazed arch window to rear aspect. Half height panelling. Coving to ceiling.

Bedroom One

Double glazed box bay window to front aspect. Radiator. Carpet. Fitted wardrobes.

En-Suite

Double glazed window to side aspect. Low level wc. Wash hand basin with vanity unit under and granite top. Shower cubicle. Heated towel radiator. Tiled flooring. Spot lights to ceiling.

Bedroom Two

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

En-Suite

Double glazed window to side aspect. Low level wc. Wash hand basin with vanity unit under. Shower cubicle. Two chrome heated towel radiators.

Bedroom Three

Double glazed window to rear aspect. Radiator. Carpet. Built in wardrobes.

Bedroom Four

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



Bedroom Five

Double glazed window to side aspect. Radiator. Carpet. Fitted shelving. Study area. Access to loft storage.

Family Bathroom

Double glazed window to rear aspect. Low level wc. Bath with mixer tap. Sink unit. Shower cubicle. Chrome heated towel radiator. Tiled flooring. Tiled walls. Spot lights to ceiling.

Exterior

Front Garden

Large front garden with shingled driveway and lawned area. Mature boundary hedging. Selection of mature plants, shrubs and flowers. Paved area in front of the double garage.

Rear Garden

Beautiful mature rear garden which is mainly laid to lawn with a variety of mature trees, shrubs and plants. Feature pond. Patio area. Summerhouse/Home Office. Garden shed.

Double Garage

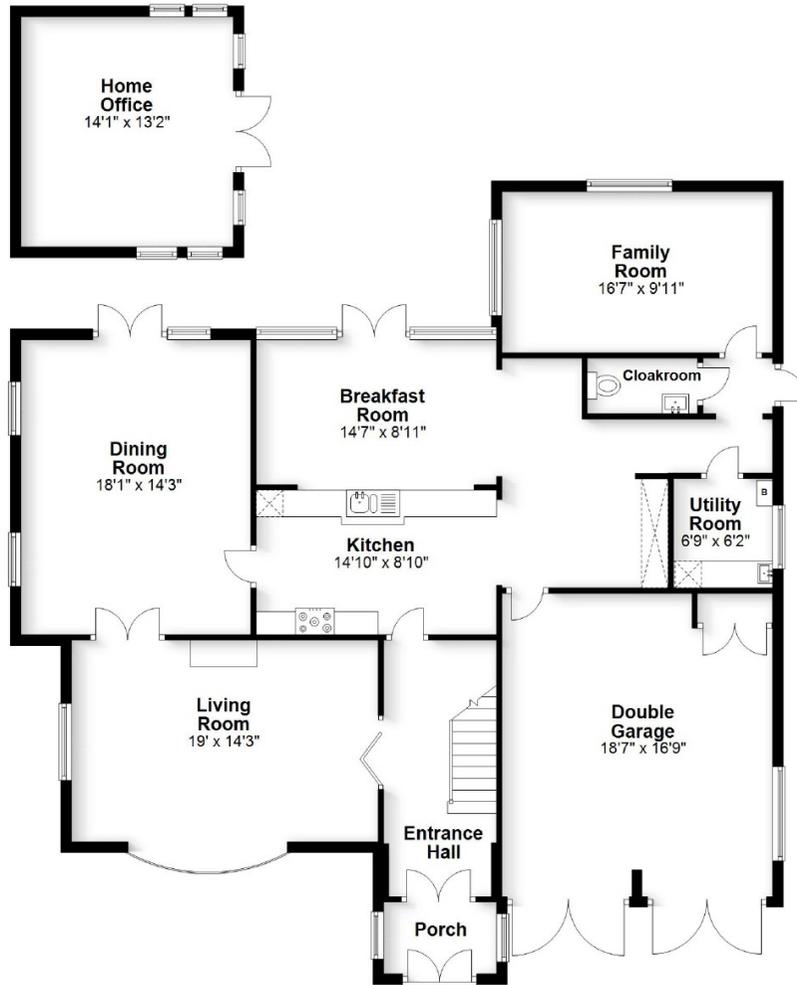
Double garage with two doors.

Energy Performance Certificate: D



Ground Floor

Approx. 1843.6 sq. feet



First Floor

Approx. 1087.9 sq. feet



Total area: approx. 2931.5 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.
Outbuilding included in Square Footage

Wilkins Green Lane

Wilkins Green Lane is an enviable residential road bordered by open fields to one side and sits on the fringes of St Albans and Hatfield giving easy access to both with all of their associated amenities, including direct train lines to St Pancras International (St Albans) and Kings Cross (Hatfield).

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

Welwyn Hatfield Borough Council

Council Tax Band

G

Council Tax Charge

£3240





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