



Sleapcross Gardens, Smallford, St Albans, AL4 0RX

Price £800,000





## Sleapcross Gardens, Smallford, St Albans, AL4 0RX

A four bedroom detached family home. The property is on a large mature plot and internally is designed with families in mind to include entrance hall, two reception rooms, dining room, kitchen, utility and on the first floor there are four double bedrooms, dressing room and en-suite to the master and a family bathroom.

A particular feature of the property is the generous sized rear garden which is in excess of 100ft and is well stocked with a variety of mature trees shrubs and flower borders. To the front of the property is a gated driveway with ample parking for five cars and a further driveway leading to the detached garage.

Sleapcross Gardens is a small cul-de-sac location in the popular village of Smallford and located to the East side of St Albans offering ease of access to the motorway network, St Albans City centre and Hatfield which both offer mainline train services to London.





## ACCOMMODATION

### Entrance Porch

White upvc door with upvc glazed Georgian style panel to either side, carpeted, opening into the hallway.

### Hallway 16'5 x 6'1 (5.00m x 1.85m)

Under stairs cupboard, stairs rising to the first floor.

### Lounge Area 16'5 x 11'7 (5.00m x 3.53m)

Bay window to the front, carpeted, fireplace with wood burning stove, range of fitted shelving, glazed Georgian style doors opening into the dining area.

### Dining Room 13'4 x 11'6 (4.06m x 3.51m)

Carpeted, sliding double glazed patio doors to the rear garden door to rear lobby.

### Rear Lobby

Access to cloakroom. Door to the rear garden and kitchen.

### Cloakroom

Wash hand basin, low level w.c , heated towel rail.

### Kitchen/Breakfast Room 13'5 x 10' (4.09m x 3.05m)

Range of floor standing and wall mounted units with roll edge work tops, stainless steel sink unit with drainer, gas hob, electric oven, extractor hood, tiled flooring, double glazed window to the rear, leading to the front reception room.

### Reception Room 16'5 x 7'11 (5.00m x 2.41m)

Tiled flooring, radiator, bay window to the front.

### Utility

Accessed from the front reception room, window to the side.

## FIRST FLOOR

### Landing

Landing area providing access to all first floor rooms.





**Bedroom One 13'5 x 11'5 (4.09m x 3.48m)**  
Carpeted, window to rear, radiator, dressing area.

**En-suite Bathroom 7'9 x 5'6 (2.36m x 1.68m)**  
Window to rear, bath, wc, wash hand basin, window to the rear.

**Bedroom Two 8'6 x 14'5 (2.59m x 4.39m)**  
Radiator, carpeted, fitted wardrobes, window to the front.

**Bedroom Three 13'4 x 8'7 (4.06m x 2.62m)**  
Window to the rear, carpeted, radiator.

**Bedroom Four 12'2 x 11'9 (3.71m x 3.58m)**  
Carpeted, radiator, built in wardrobes, windows to the front.

**Bathroom 7'6 x 7'11 (2.29m x 2.41m)**  
Walk in shower, tiled floors and walls, wash hand basin, wc, window to the side.

## EXTERIOR

### Front Garden

Gated entrance with block paved driveway providing parking for five cars, range of shrubs and bushes, low boundary wall to the front, gate to side of property with access to a detached double garage.

### Rear Garden

Mainly laid to lawn with a range of shrubs and bushes, raised vegetable beds, brick built shed.

### Garage

Roller shutter doors to front, upvc door providing access from the garden and window to the rear.

### Viewing Information

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

### Environmental Impact Rating

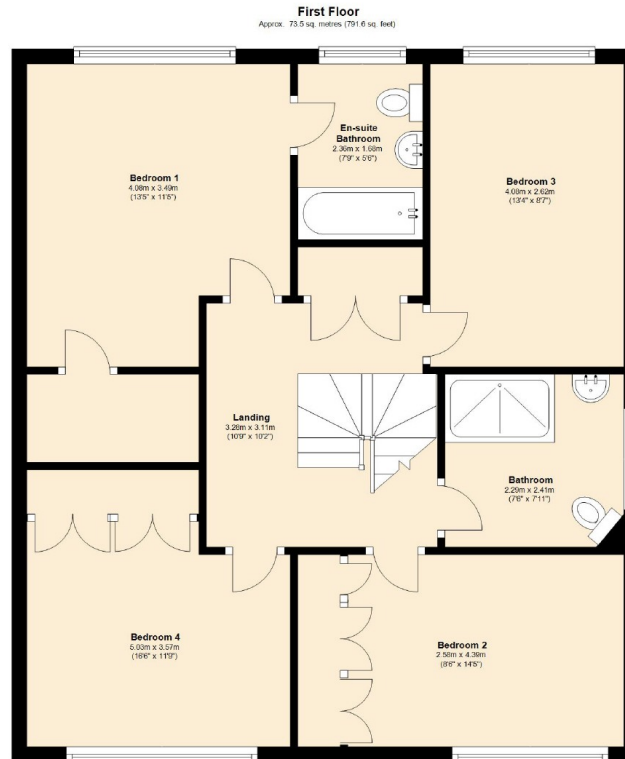
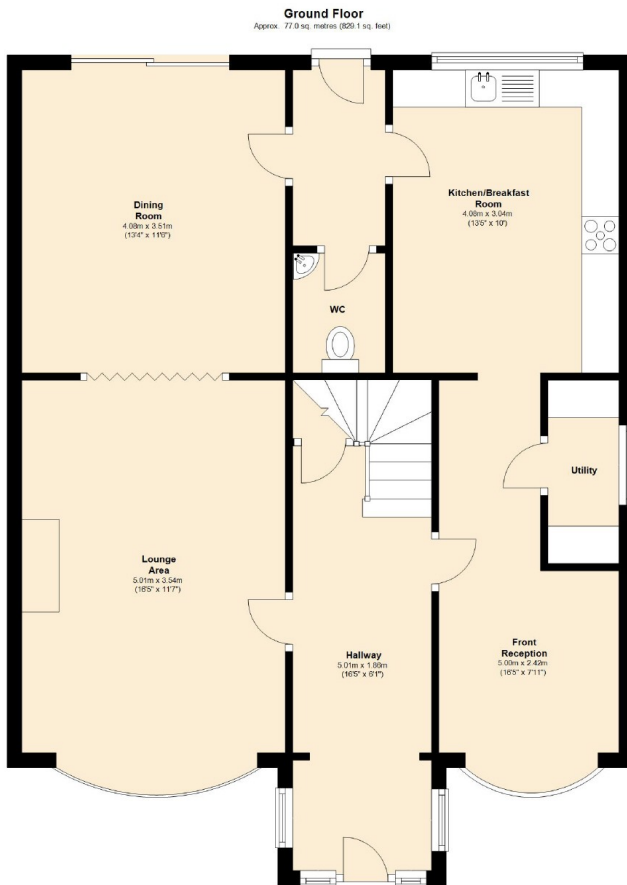
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







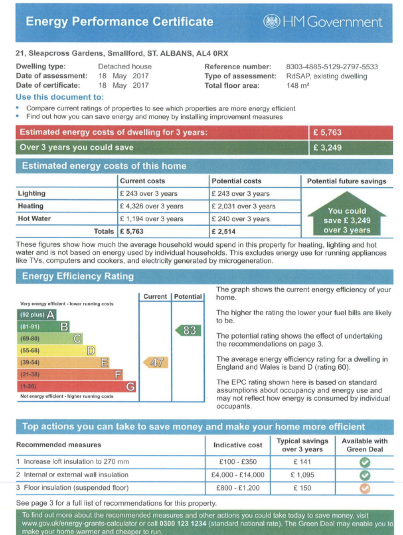




Total area: approx. 150.6 sq. metres (1620.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

21 Sleepacross Gardens



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