



**Cassidy
& Tate**
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Gurney Court Road, St Albans, Hertfordshire, AL1 4QY
Guide price £1,650,000

A sympathetic and complete refurbishment combined with a thoughtfully designed layout has created a substantial and appealing five bedroom detached family home, situated in a highly regarded sought after road. The level of good quality craftsmanship is evident throughout the property offering a standard of contemporary living both inside and out. Exquisite parquet flooring, decor, luxury fixture and fittings combine to create a truly sophisticated living and entertaining environment. On the ground floor, spacious living comprises of an entrance hall, family room with feature fireplace, open plan dual aspect living room/dining room with bi-folding doors opening to the outside, a playroom/gym, and a modern fitted kitchen/breakfast room. Also to the ground floor is a cloakroom, utility room and a garage/store which is accessed via the playroom/gym. Spacious accommodation continues upstairs with four double bedrooms and an additional good sized fifth bedroom. The master bedroom overlooks the lovely rear garden and enjoys the facilities of an en-suite and a dressing room. A further en-suite serves bedroom three whilst a large family bathroom serves the remaining bedrooms. Outside is just as lovely as the inside with a beautiful rear garden screened by mature trees and shrubs and patio area perfect for outdoor entertaining. To the front of the property is a shingled driveway providing off road parking. Gurney Court Road accommodates all of today's modern family requirements and is in the catchment of highly acclaimed schools.



Introduction

Accommodation comprises: Entrance Hall, Lounge, Dining Room, Family Room, Play Room/Gym, Kitchen/Breakfast Room, Utility Room, Cloakroom, Five Bedrooms, Two En-Suites, Family Bathroom, Front & Rear Gardens, Garage With Parking.





Ground Floor Accommodation

Entrance Hall

Door to front aspect. Under stairs cupboard. Radiator. Parquet flooring.

Lounge

Double glazed window to front aspect. Parquet flooring. Radiator. Wall lighting. Fire place.

Dining Room

Double glazed bi-folding patio doors to rear aspect. Parquet flooring. Radiator.

Family Room

Double glazed bay window to front aspect. Parquet flooring. Radiator. Fire place.

Play Room / Gym

Double glazed window to rear aspect. Door to rear aspect. Wood flooring.

Kitchen/Breakfast Room

Range of fitted wall and base units with quartz work surfaces. Integrated Neff double oven with gas hob and cooker hood. Integrated dishwasher and fridge. Sink and drainer. Tiled flooring. Under floor heating. Breakfast bar. Double glazed window to rear aspect. Double glazed patio doors to rear aspect.

Utility Room

Range of fitted wall and base units with quartz work surfaces. Space for washing machine and tumble dryer. Space for wine fridge and American style fridge/freezer.

Cloakroom

Suite comprises: Wash hand basin in vanity unit. Tiled flooring. Chrome heated towel rail. Low level WC. Extractor fan.







First Floor Accommodation

Landing

Stairs from entrance hall. Carpet. Airing cupboard. Radiator. Loft access.

Master Bedroom

Double glazed windows to rear aspect. Radiators. Carpet.

Dressing Room

Double glazed window to rear aspect. Carpet.

En-Suite

Suite comprises: Wash hand basin in vanity unit. Low level WC. Shower cubicle. Chrome heated towel rail. Tiled flooring. Extractor fan.

Bedroom Two

Double glazed windows to front and side aspect. Radiator. Wood flooring.

Bedroom Three

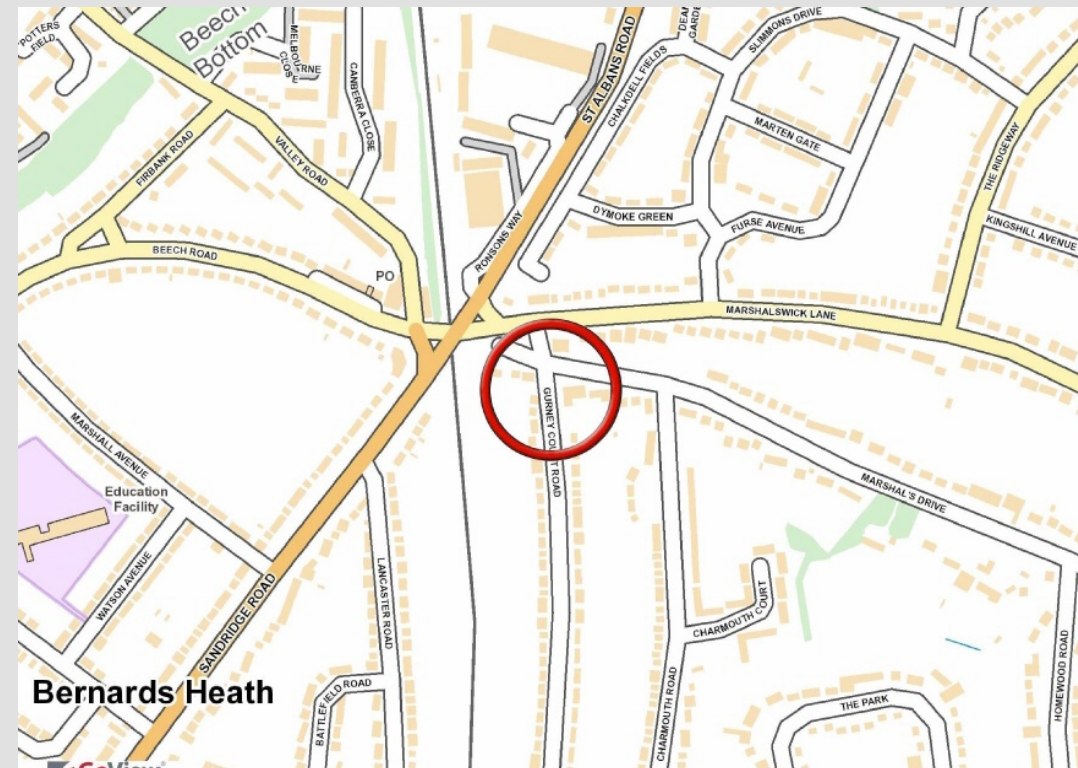
Double glazed window to front aspect. Radiator. Wood flooring.

En-Suite

Suite comprises: Wash hand basin in vanity unit. Low level WC. Shower cubicle. Extractor fan. Chrome heated towel rail. Double glazed window to side aspect. Tiled flooring.

Bedroom Four

Double glazed window to front aspect. Radiator. Wood flooring. Built-in wardrobes.



Bedroom Five

Double glazed window to side aspect. Radiator. Wood flooring. Built-in wardrobes.

Bathroom

Suite comprises: Wash hand basin in vanity unit. Low level WC. Bath with over head shower. Chrome heated towel rail. Tiled flooring. Double glazed window to rear aspect. Extractor fan.

Exterior

Rear Garden

Mostly laid to lawn. Patio area. Two garden sheds. Side access.

Garage & Parking

Up and over manual door. Shingle driveway suitable for off street parking for up to three cars.

Energy Performance Certificate: D





Total area: approx. 2299.3 sq. feet

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Plan produced using PlanUp.

Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional

photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

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

G

Council Tax Charge

£2456



