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Birklands Lane, St Albans, Hertfordshire, AL1 1EE
Guide price £1,600,000

Tucked away in a tranquil setting along a private lane and nestling amidst established trees is this outstanding five bedroom, three reception room and three bathroom detached family home. It can only be described as a hidden gem and once inside you will be impressed by the premium finishes throughout and amazed by the generous proportions of the large open plan living areas which are enveloped in natural sunlight, creating a spacious family haven which exudes a relaxed elegance throughout. Expansive interiors feature open plan living areas to include a sitting room, dining area, superb orangery and a separate family room. A fabulous entertaining area for family and friends is the wonderful kitchen/breakfast room which is open and flows into the orangery. Operable windows and doors magnify natural daylight and flexibility to bring the outside in as well as allowing views over the landscaped gardens. An exquisite 'Brasserie' Smallbone kitchen with bespoke cabinetry is complemented beautifully by pickled and lime washed oak work surfaces, 'Wolf & Sub Zero' appliances and Egyptian slate flooring is warmed by underfloor heating. Luxury continues on the first floor with a master bedroom and beautiful en-suite bathroom, two additional bedrooms, a family bathroom. Two further bedrooms, one with en-suite, are situated on the second floor. Externally the gardens are as equally as beautiful as the inside. The rear garden is professionally landscaped with a secret sunken garden as well as an entertaining and children's area, plus a lovely summer house. To the front, an electronic gated & walled entrance leads to a block stoned driveway offering ample off street parking. Greenways, is conveniently located for access to the M1/25 motorway networks, excellent schools and various shopping/leisure conveniences.



Introduction

Accommodation Comprises: Reception Hall, Sitting Room, Orangery/Dining Area, Snug, Kitchen/ Breakfast Room, Utility, First Floor Study, Master Bedroom and Bedroom Four En-Suite, Three Further Bedrooms, Family Bathroom, Garage, Parking, Large Landscaped Garden.

Ground Floor Accommodation

Reception Hall

Stained glass door with matching windows to front. Entry phone system for main gate. Timber flooring. Stairs to first floor. Entry phone system.

Evening Room

Bay window to front aspect. Feature fireplace with gas effect fire. Radiator. Timber flooring. Double doors opening to Family area.





Snug

Double glazed window to side aspect. Radiator. Egyptian slate tiled floor with underfloor heating. Open plan to Orangery/Dining area.

Orangery/Dining Room

Double glazed french doors opening onto rear garden patio with double glazed windows overlooking the garden. Egyptian slate tiled floor with underfloor heating. Open plan to Kitchen/ Breakfast Room.

Kitchen/Breakfast Room

French double glazed doors and windows to rear aspect. Luxuriously appointed exquisite 'Smallbone' Brassiere style kitchen which has been recently fitted blending traditional with a modern contemporary feel. Comprehensive range of wall and base units, granite worktops with 'Kohler' sink unit, pickled and lime washed oak breakfast bar. The integrated appliances are 'Wolf and Sub Zero' and are of the highest quality include five ring gas hob, extractor, extra wide oven, grill and warming drawer, fridge freezer and wine cooler. Egyptian slate tiled underfloor heating.

Utility Room

Door to rear garden. Floor to ceiling storage cupboard. Wall mounted gas boiler. Tiled floor. Door to garage and cloakroom.

Cloakroom

Comprises: low level wc, wash hand basin, tiled floor, extractor fan.

Family Room

Windows to front and side aspects. Radiator. Stained panel floor.







First Floor Accommodation

Landing

Window to front aspect. Wall light points. Carpet.

Master Bedroom

Bay window to front aspect. Radiator. Carpet.

En-Suite

Double glazed window to rear aspect. Comprises: Bath with mixer taps. Wash hand basin. Low level wc. shower cubicle. Shaver point. Tiled floor.

Bedroom Two

Window to front aspect. Radiator. Carpet.

Bedroom Three

Double glazed window to rear aspect. Radiator. Carpet. Door and step down to:

Study/Dressing Room

Windows to side and rear aspects. Radiator. Carpet.

Family Bathroom

'Fired Earth' bathroom suite comprising: Bath with mixer tap and shower over, Wash hand basin, Low level wc, extractor fan, tiled floor. Window to rear aspect.

Second Floor Accommodation

Landing

Velux window to rear aspect. Radiator. Carpet.



Bedroom Four

Double glazed window to rear aspect. Radiator. Carpet.

En-Suite

Velux window to front aspect. Comprises: Shower cubicle, Vanity unit and Low level wc. Heated towel rail.

Bedroom Five/Study

Double glazed window to rear aspect. Radiator. Carpet.

Exterior

Garage

Double timber doors. Internal courtesy door to Utility room. Plumbing for washing machine and tumble dryer. Light and power.

Front Garden

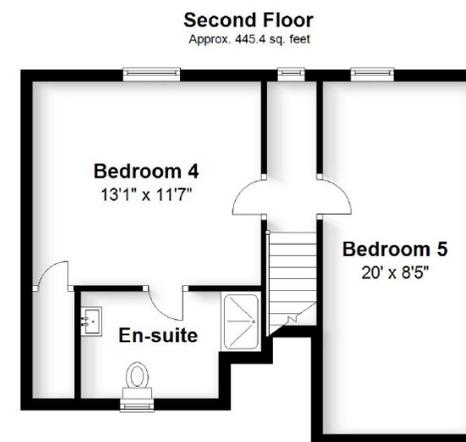
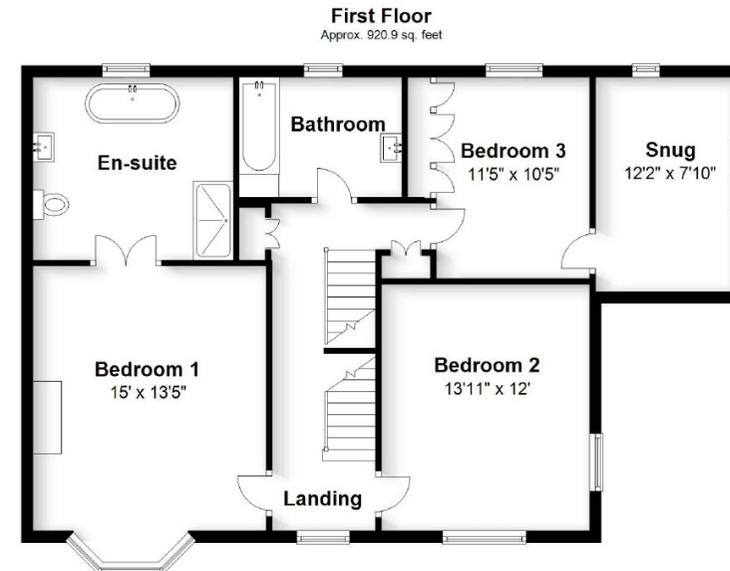
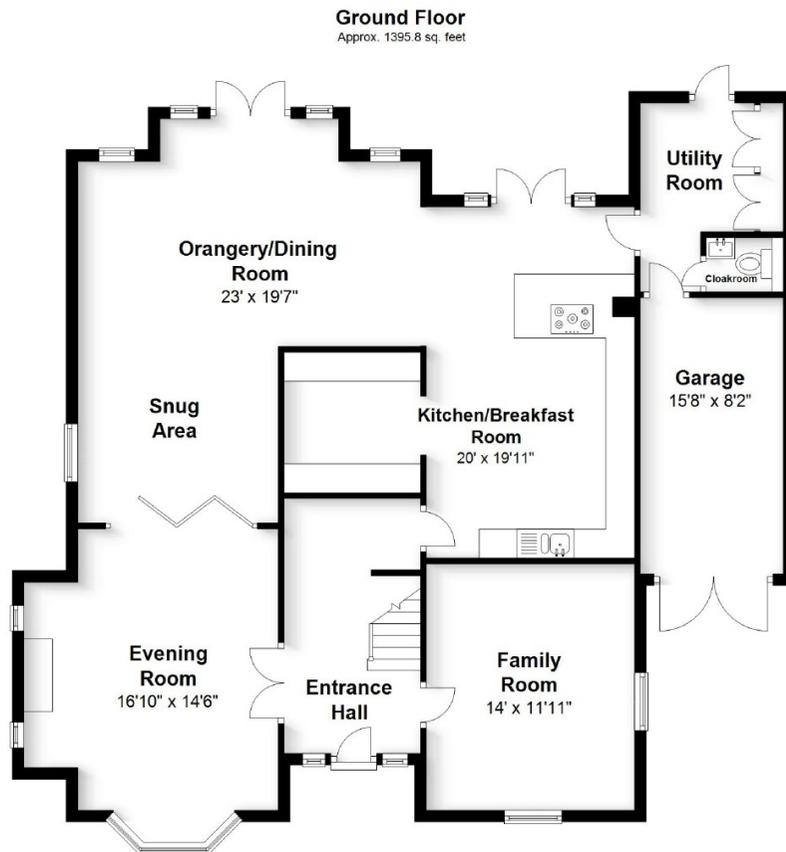
Walled and gated entrance leading to block stone driveway with ample parking. Mature shrubs and trees to front and sides. Side gated access.

Rear Garden

Large landscaped mature garden with a southerly aspect being mainly laid to lawn with floral borders stocked with a variety of plants, shrubs and mature trees. Immediately behind the property there is an extensive patio area ideal for entertaining. The garden is fully enclosed and offers a high degree of privacy. There are outside lights and a water tap. At the far end of the garden there is a summer house.

Energy Performance Certificate: D





Total area: approx. 2762.1 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.

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Council Tax Rating

St Albans District Council

Council Tax Band

G

Council Tax Charge

£2456





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