



Faircross Way, St Albans, AL1 4SD

Located within walking distance of the mainline station is this impressive detached five double bedroom home.

The property enjoys a high specification throughout with over 3000 sqft of living space. The mature south facing rear garden is a real feature all year round.

Faircross Way is considered one of the most desirable locations to live in St Albans.



ACCOMMODATION

Agents Note

The ground floor of the property enjoys zoned underfloor heating.

Entrance

Striking red front door, opening into:

Entrance Porch

Spotlights, fitted coat cupboard with sliding doors, window to side, tiled floor, oak doors opening into:

Entrance Hall

A spacious entrance hall with a striking oak and glass staircase running through the centre of the house to the top floor is a real feature of this property, tiled floor, spotlights, automatic low level lights, oak doors to all rooms

Living Room

19'3 x 11'4 (5.87m x 3.45m)

Open fireplace with limestone mantelpiece, window to front, spotlights, telephone point, USB point, TV ariel.

Dining Room

12'7 x 9'2 (3.84m x 2.79m)

Window to front, spotlights, USB port.

Study

9'8 x 8'6 (2.95m x 2.59m)

Window to side, spotlights, phone point.

Cloakroom

Stylish suite, low level wc, wash handbasin with vanity storage, mirror with light, window to side, tiled floor, spotlights, extractor.

Family Room

A wonderful bright room overlooking the mature south facing garden, bi-fold doors opening onto the patio area, space for wall mounted TV, spotlights, low level storage cupboards, mood lighting around TV, double doors opening into:

Kitchen / Breakfast Room

20'9 x 14'5 (6.32m x 4.39m)

Stylish range of wall, base and drawer units, contrasting granite work surface over, NEFF cooking appliances: gas hob, extractor, 2 ½ ovens, warming drawer and microwave. Bosch larder fridge, Siemens dishwasher, sink with mixer tap, central island with breakfast bar providing excellent work surface space for a practical busy kitchen, delightful views onto the rear garden through the bi-fold doors which open onto the patio area, wall mounted TV point, zone lighting, tiled floor.

Utility Room

10'9 x 5'5 (3.28m x 1.65m)

Range of storage cupboards, granite work surface, sink with mixer tap, spotlights, tiled floor, John Lewis larder freezer, extractor.

FIRST FLOOR

Landing

Impressive landing area with the oak and glass staircase continuing to the second floor, vaulted ceiling, two windows to front, spotlights, low level night lights, two wall light points, doors to:

Bedroom Two

14'10 x 10'9 (4.52m x 3.28m)

This does have the possibility of being the master suite, depending on which floor of the house you would prefer to be on, spacious double bedroom enjoying double doors and a glass Juliet balcony with views onto the rear garden, spotlights, USB port, TV ariel, telephone socket, radiator, door to

Dressing Room

Fitted out with a range of storage areas, spotlights.

En-Suite Shower Room

Stylish white suite, impressive washbasin, WC, chrome radiator, walk in shower cubicle, extractor, fitted mirrored wall cabinet with light and shaver point, tiled walls and floor.



Bedroom Three

11'11 x 11'6 (3.63m x 3.51m)
Double bedroom enjoying double doors and a glass Juliet balcony with views down the garden, spotlights, fitted double wardrobe, radiator, USB port, TV ariel, telephone socket, door to:

En-Suite Shower Room

Washbasin, WC, tiled shower cubicle, window to side, spotlights, fitted mirrored wall cabinet with light and shaver point, extractor, tiled floor.

Bedroom Four

11'4 x 10'7 (3.45m x 3.23m)
Bright dual aspect double bedroom with windows to front and side, fitted double wardrobes, spotlights, radiator, USB port, TV ariel, telephone socket, door to:

En-Suite Shower Room

Wash basin, WC, tiled shower cubicle, spotlights, chrome radiator, fitted mirrored wall cabinet with light and shaver point, tiled floor, extractor, window to side.

Bedroom Five

12'0 x 9'5 (3.66m x 2.87m)
Double bedroom, window to front, radiator, spotlights, two fitted double wardrobes, radiator, USB port, TV ariel, telephone socket, door to:

Ensuite Bathroom

White suite, bath with mixer tap and shower over, tiled splash back, fitted mirrored wall cabinet with light and shaver point, tiled floor, washbasin, WC, chrome radiator, spotlights, extractor, window to rear.

SECOND FLOOR

Bedroom One

19'6 x 13'8 max (5.94m x 4.17m max)
A spacious double bedroom with views down the garden, spotlights, eaves storage, radiator, USB port, TV ariel, telephone socket, doors to:

Dressing Room

10'8 max x 10'1 (3.25m max x 3.07m)
Ideal space to create a range of fitted wardrobes, the owner has left so the new purchaser can specify their own design.

En-Suite

White suite, bath with mixer tap, tiled shower cubicle, fitted mirror with light and shaver point, WC, wash basin, tiled floor, spotlights, chrome radiator, window to front.

EXTERIOR

Front

At the front of the property there is an attractive block paved driveway providing off street parking.

Garage

16'6 x 9'8 (5.03m x 2.95m)
Single garage with electric sectional door, tap, water softener, wall mounted boiler, eaves storage with ladder access with space for the water cylinder, further storage.

Rear Garden

South facing rear garden, attractive patio area, extensive lawn, external lighting, power for pond, outside tap, bin store area, selection of mature shrubs and plants, greenhouse, wood storage shed, further shed with power, selection of soft fruit shrubs and fruit trees, side access.

Agents Note

The owners have advised that the property enjoys oak doors throughout and all tiles used within the bathrooms are Porcelanosa.

Viewing Information

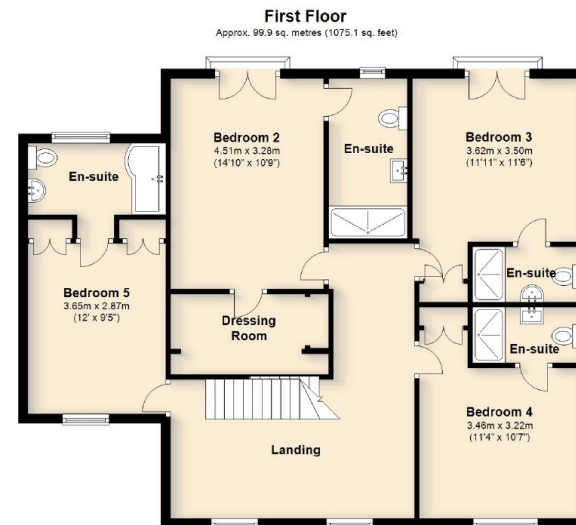
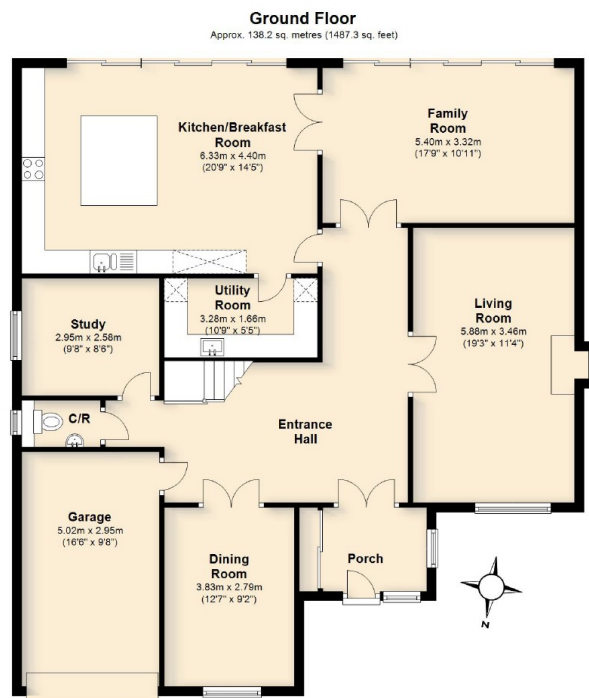
BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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. 286.6 sq. metres (3085.0 sq. feet)
Not to Scale. For identification purposes only.
Plan produced using PlanUp.

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