



Faircross Way, St. Albans  
Hertfordshire, AL1

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Five bedroom detached family home

**Hamptons International**

2 High St, St. Albans, Hertfordshire, AL3 4EL

Sales. 01727 890770

stalbans@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

large reception hall | sitting room | family room/study | conservatory | open plan kitchen/dining/family room | utility | downstairs shower room | five bedrooms | en-suite bathroom and dressing room to master bedroom | family bathroom | glorious 150ft rear garden | garage and parking

**Guide Price £1,795,000 Freehold**

## Description

A beautifully presented five bedroomed detached family house within one of St Albans most sought after residential locations, on a generous south facing plot, ideally placed for access to the station, city centre and highly rated schools.

With well balanced accommodation arranged over two floors, this fine family home benefits from a good sized reception hall, three further receptions, utility, downstairs cloak/shower room and a spacious kitchen/family/dining room at the rear opening onto the garden.

On the first floor are five bedrooms, family bathroom and en-suite bathroom.

## Outside

To the front elevation is a carriage driveway providing off street parking which leads to an integral garage with electric door.

To the rear is a glorious south facing private rear garden, fenced all round and extending to approx. 150ft x 44ft, laid mainly to lawn with a large patio area across the rear of the house. There is a range of mature shrubs, trees and plants throughout this very well maintained garden with the added benefit of an irrigation system, jacuzzi, fish pond and waterfall.

Home Office/Log Cabin: 5.8m x 4.5m  
Insulated, alarmed with power and light.

Garden Shed:  
Power and light.

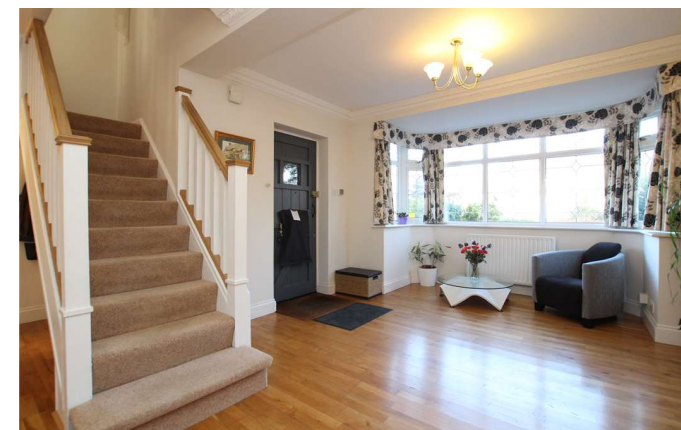
## Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling; both state and private. For the commuter, there is a fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) with interconnecting Eurostar service direct to Brussels and Paris. The M25 is available at junction 21A connecting to the national motorway network. The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

## Additional Information

There is plenty of scope to further extend this property, subject to all the necessary planning consents.

St Albans District Council 01727 866100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

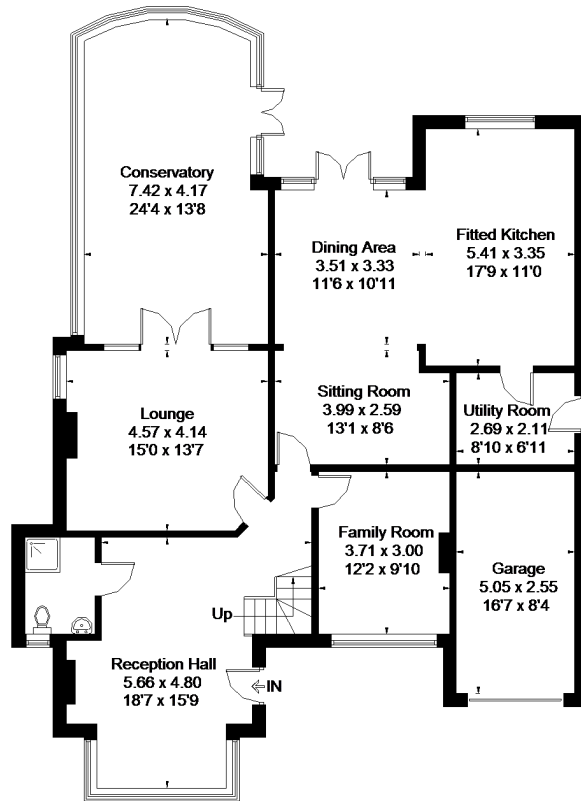
## Faircross Way, St. Albans

Approximate Gross Internal Area = 257.2 sq m / 2768 sq ft

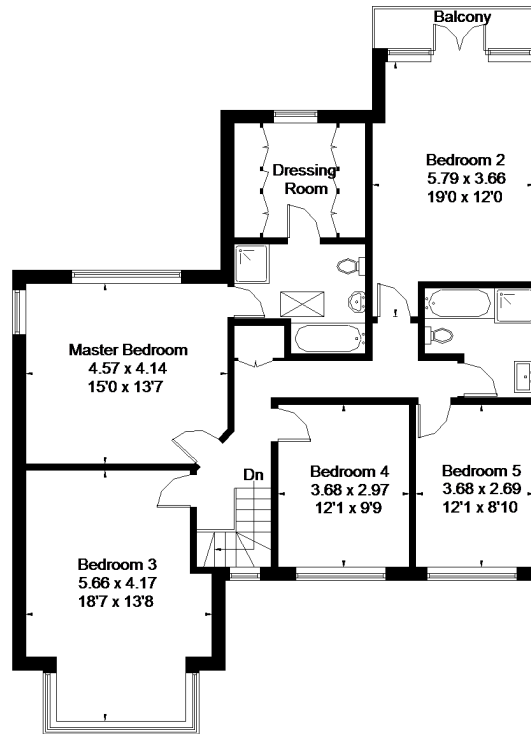
Garage = 11.3 sq m / 122 sq ft

Home Office / Workshop = 29.9 sq m / 322 sq ft

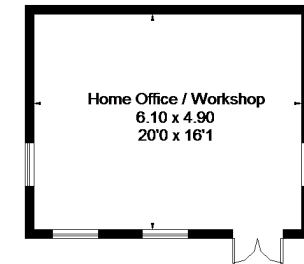
Total = 298.4 sq m / 3212 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Not to scale

Ref: 201346

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



