

4 Bedrooms



2 Bath/Shower Rooms



**2 Reception Rooms** 



Garage & Off-Street Parking



**South Facing Rear Garden** 



**EPC** Band B

**Council Tax** Band: F £3,112.94 (2024/2025) **Local Authority** St Albans City & District Council Maintenance Charge for Communal Areas: £200 approx. per annum





## Neville Close, St. Albans

Built in 2019 and situated in a prime location within St Albans, this immaculate four-bedroom semi-detached home offers a wealth of family accommodation. It features a beautifully landscaped south facing garden that offers rare width and size compared to others within the development and ample off-street parking. The property is just a short distance from excellent local schools, the city centre, and mainline station.



**Beautifully Presented Semi-Detached Family Home** 



**Arranged Over Three Floors** 



**Superb Kitchen/Dining Room with Integrated Appliances** 



**Four Bedrooms** 



Garage & Off-Street Parking



**South Facing Rear Garden** 



Close to St Albans City Centre & Mainline Station

## **Description**

This contemporary four bedroom semi-detached home is presented in impeccable order throughout and is located within easy reach of desirable schooling, Batchwood Park, St Albans mainline station and City centre. The house offers a stunning kitchen/dining room with high-end fitted appliances and French doors onto the manicured rear garden. The bright and spacious hallway provides access to a 16ft bay-fronted living room and a cloakroom. The first floor has two double bedrooms and a generous single with scenic views. Additionally, there is a contemporary family bathroom off the spacious landing and a storage cupboard. Stairs lead to the beautiful second floor where a large double bedroom can be found with a stylish ensuite shower room. This immaculate level also offers bespoke fitted wardrobes. The beautifully landscaped rear garden faces south and is laid to lawn with a patio area at the front ideal for entertaining. To the front is ample off-street parking and a single garage.

## Location

Neville Close is located off Waverley Road, to the north of St Albans city centre. A wide range of shops, bars and restaurants are within easy reach and the mainline railway station is less than two miles away.







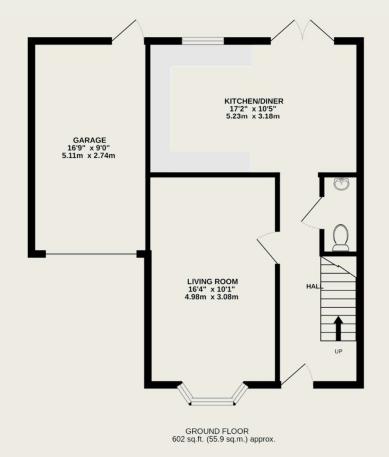


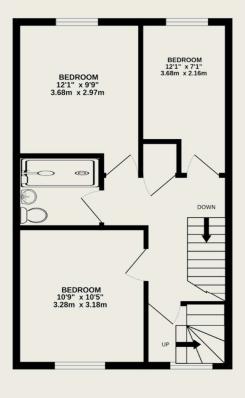






Important Information
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.







1ST FLOOR 444 sq.ft. (41.3 sq.m.) approx.

2ND FLOOR 233 sq.ft. (21.7 sq.m.) approx.

TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such





