



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Detached Garage and Driveway



Laid to Lawn Garden with Patio Area



EPC Band C

Council Tax  
Band: F £3,112.94  
April 24 / March 25  
Local Authority  
St Albans



Stanmore Chase, St. Albans, AL4 0EZ  
Guide Price £800,000 Freehold



## Stanmore Chase, St. Albans

An extremely well presented four-bedroom detached house with the addition of a large conservatory, en-suite to the principal bedroom, ample storage throughout and positioned within the highly desirable Highfield Park location.



Spacious Detached Family Home



Generous Living Room with Bay Window



Large Separate Conservatory



Four Bedrooms, with Ensuite and Built-in Storage to the Principal Bedroom



Modern Family Bathroom



Driveway Parking for Multiple Vehicles



Located in the Highly Desirable Highfield Park

### Description

The spacious accommodation includes a welcoming entrance hall with doors to a WC, a generous living room with bay window to front and double doors to the dining room and then onto a sizeable Conservatory, which floods the ground floor in natural light. The Kitchen/ breakfast room completes the ground floor.

To the first floor you have the landing with storage cupboards, a principal bedroom with built in wardrobes and en-suite shower room and three further bedrooms, which are all serviced by a modern family bathroom.

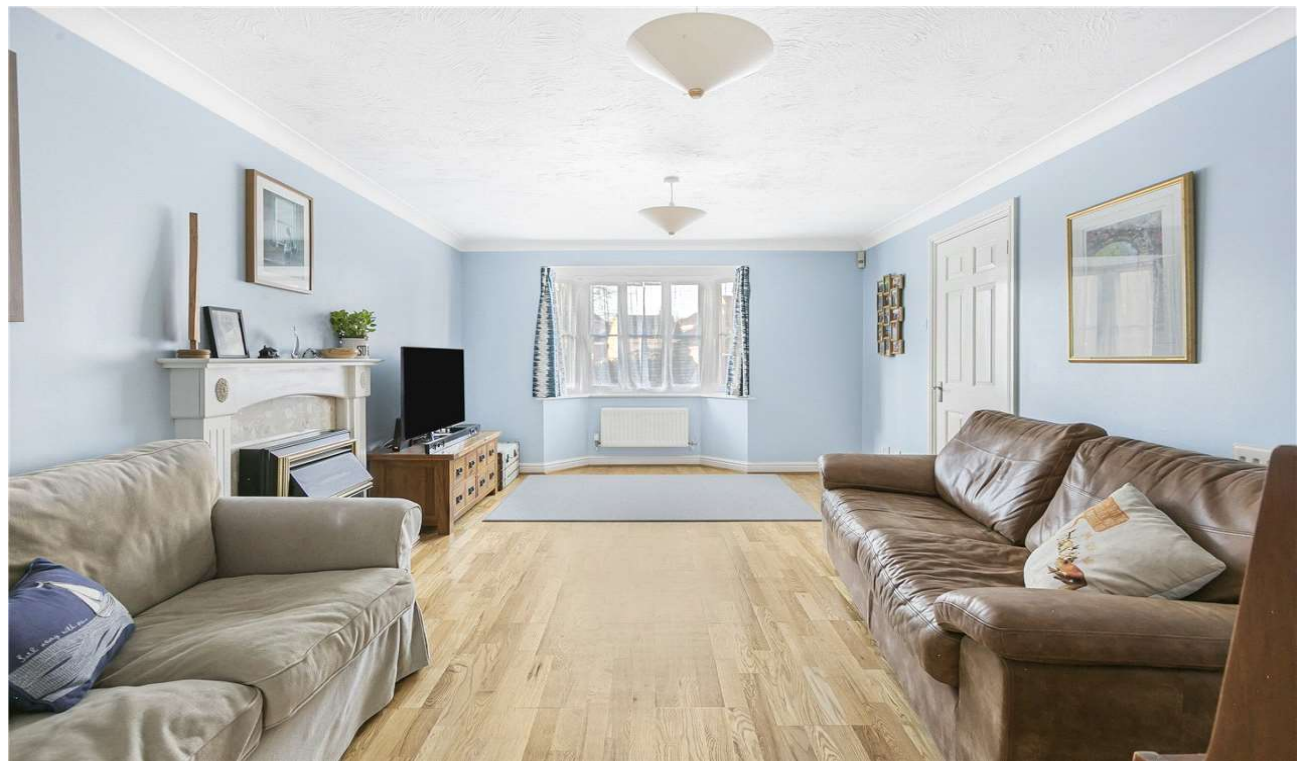
Outside you have a larger than average driveway which can fit several cars, a detached garage, access to the rear with a patio area, which is mainly laid to lawn with mature trees and shrubs to the borders.

### Location

Highfield Park is a popular location for families with several gyms, a cafe, outdoor football pitches, a doctor's surgery, shop, local pharmacy and Highfield Park just a short walk away.

Highfield Park is accessed from the end of the street. This park, with 80 acres of woodland and fields to walk also has play areas, pitches, picnic benches, a small pond and ornamental gardens.

The property also provides easy access to the mainline railway station, which is around a 10-minute cycle or a 25-minute walk and is also close to various motorway links.



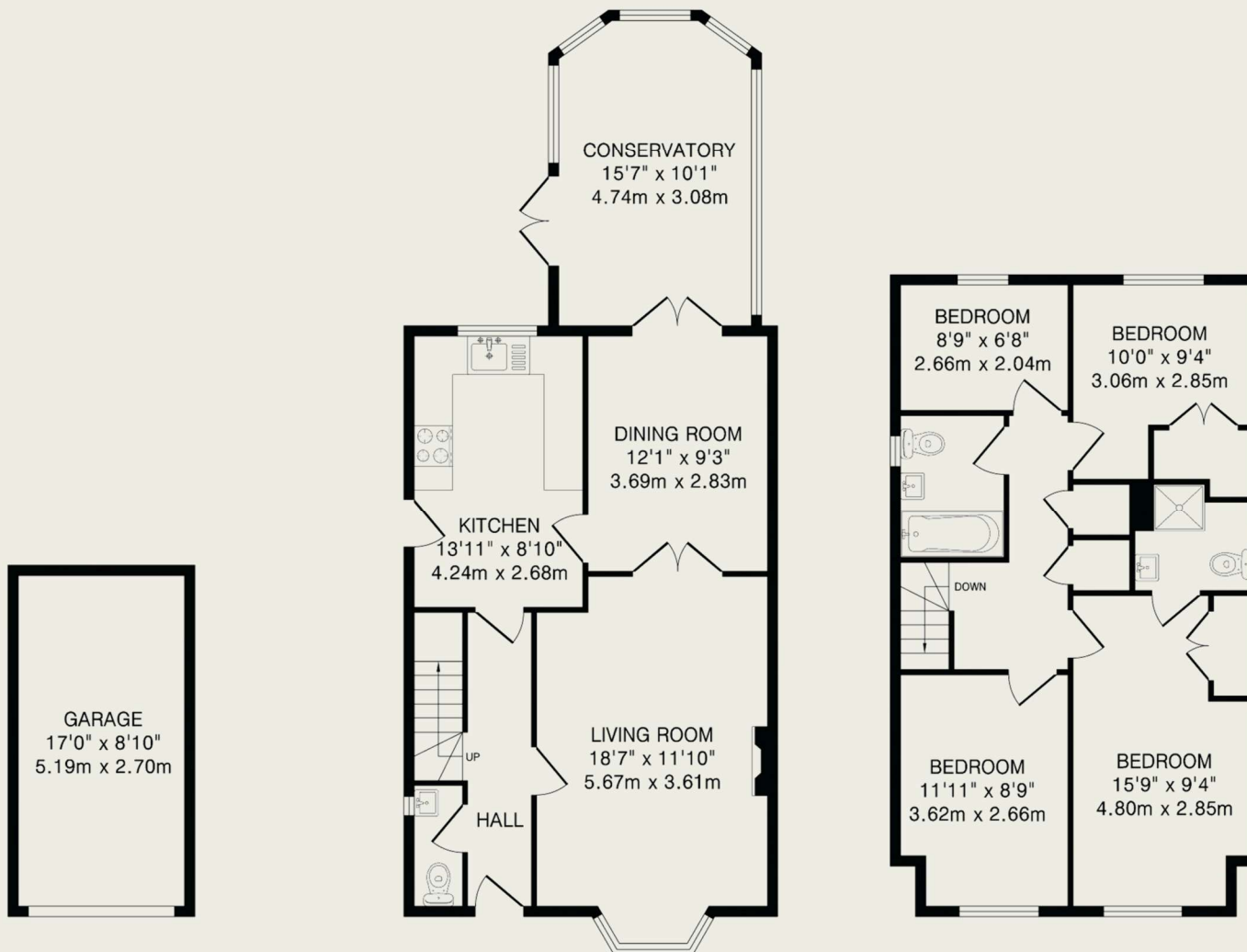




#### Important Information

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.





Garage  
143 sq.ft.(13.3 sq.m)approx.

Ground Floor  
687 sq.ft.(63.8 sq.m)approx.

First Floor  
561 sq.ft.(52.1 sq.m)approx.

TOTAL FLOOR AREA: 1391 sq.ft.(129.2 sq.m)approx.  
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