



4 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Garage & Off-Street  
Parking



Private Rear Garden



EPC Band C

Council Tax

Band: G £3,591.85 (2024/2025)

Local Authority

St Albans City & District Council

Cranwell Close, St. Albans, AL4 0SH  
Guide Price £980,000 Freehold





## Cranwell Close, St. Albans, AL4 0SH

A much improved four bedroom family home with extended accommodation arranged over two floors. This detached property is on the edge of Highfield Park in an attractive cul-de-sac location.

### Description

This lovely contemporary property sits perpendicular to the road at the entrance of a cul-de-sac and forms part of a small development of just seven houses on the edge of Highfield Park. Significantly improved by the current owners, the ground floor layout includes both a separate reception room to the front of the property as well as an impressive open-plan space with under floor heating to the rear which accommodates the kitchen and dining areas. Beautifully planned, the bright kitchen provides plenty of storage space and has integrated appliances as well as a breakfast bar for informal dining. There is also a separate utility room and internal access to the garage, which is currently used for storage but may offer exciting potential for conversion subject to the usual consents.

Upstairs, the landing gives access to four bedrooms, three of which are good sized doubles, and one which currently serves as a dressing room. There is a spacious family bathroom and the largest bedroom has the advantage of an en-suite shower room.

Glazed doors from the dining area lead out to a pleasant garden with mature planting to the boundaries. A garden room to the rear provides excellent additional space for socialising or for home working, and a gate to the side of the house gives direct access to the front.

### Location

Cranwell Close is situated on the eastern side of St Albans in the Highfield Park area. The immediate area offers countryside walks, leisure and shopping facilities and St Albans city centre and the mainline station are within easy reach.

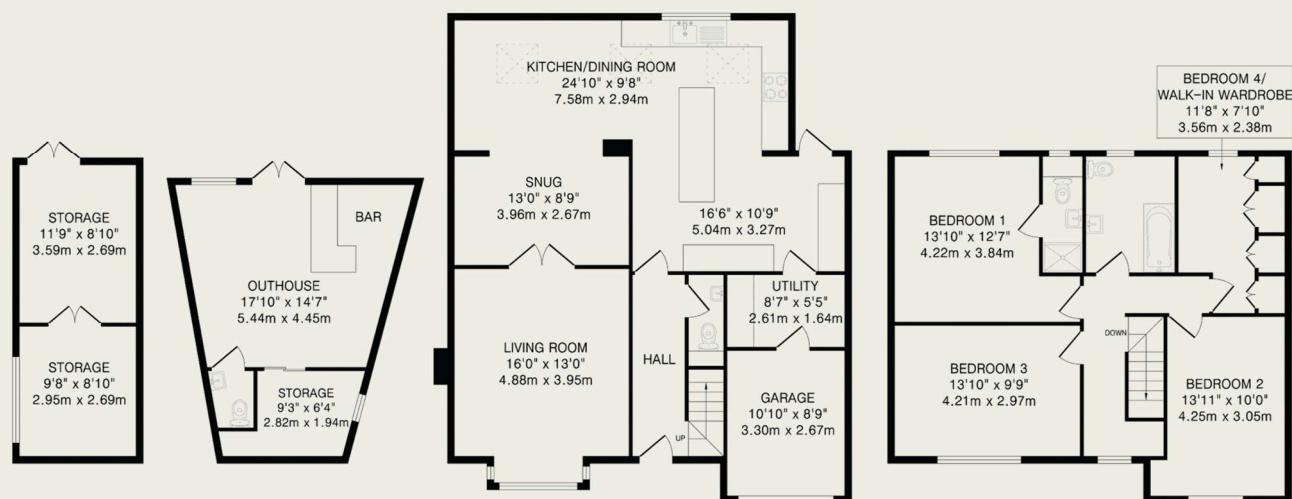






#### Important Information

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.



Outbuildings  
459 sq.ft.(42.6 sq.m)approx.

Ground Floor  
942 sq.ft.(87.5 sq.m)approx.

First Floor  
679 sq.ft.(63.0 sq.m)approx.

TOTAL FLOOR AREA: 2080 sq.ft.(193.1 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.