



4 Bedrooms



2 Bathrooms + WC



1 Reception Room



Garage & Off-Street
Parking



South-East Facing



EPC Band C

Council Tax

Band: G £3,745.08 (2024/2025)

Local Authority

St Albans City & District
Council

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Boyes Crescent, Napsbury Park, AL2 1UB
Guide Price £925,000 Freehold



Boyes Crescent, Napsbury Park, AL2 1UB

An impressive four double bedroom property backing on to open parkland and enviably positioned in the highly sought after Napsbury Park development. This beautifully proportioned property has been much improved by the current owners and is presented in excellent condition with the advantage of a sizeable rear garden and potential to extend (STPP).

Description

With spacious and well-balanced accommodation arranged over three floors, this stunning townhouse occupies a favourable position on a generously sized plot within a private, gated development. The house is approached via a paved double driveway where there is an electric charging point and access to the garage with 'up and over' electric door. The front door opens into the welcoming entrance hallway with a double-sized storage cupboard, separate coat cupboard and WC, as well as access to a playroom/study forming a partial conversion of the garage. To the rear of the property is the impressive, dual-aspect kitchen and dining room. The recently installed kitchen provides excellent worktop space and storage, integrated appliances including a Quooker, space for an American Fridge/Freezer and there is also a large island providing an informal dining space. Bi-fold doors, through which natural light floods, open on to the attractive rear garden, and there is ample room for a dining table and chairs. To the first floor is a large living room which spans the full width of the house and boasts an attractive feature fireplace as well as two sets of French doors each opening onto a Juliet balcony. The impressive size and configuration of the room allow flexibility of use, and the current owners have arranged part of the room as a lovely study area. The generously proportioned principal bedroom, with French doors overlooking the rear garden and beyond, is also positioned on the first floor and has a good-sized en-suite shower room and a separate dressing room. The second floor accommodates three further double bedrooms and a recently refitted spacious bathroom including bath and separate, walk-in shower as well as a Velux window. Access to the fully boarded loft, providing an abundance of additional storage, is via a hatch and drop-down ladder. The rear garden is an excellent size laid with artificial lawn with beds to the boundaries filled with an abundance of plants and shrubs. A sizeable patio wraps around the rear of the house and provides a lovely space for outdoor entertaining. There is a gate to the rear of the garden giving external access to the wider parkland. To the front of the property is the garage, offering further potential for conversion, giving space for one car as well as plenty of additional storage.

Location

Boyes Crescent is a quiet, gated community located within the well-regarded Napsbury Park development. The surrounding motorway networks are comfortably accessible and the shopping and leisure facilities of both St Albans and Radlett, each with mainline stations serving central London, are also within convenient travelling distance.





Important Information

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Ground Floor
753 sq.ft.(69.9 sq.m)approx.

First Floor
753 sq.ft.(69.9 sq.m)approx.

Second Floor
673 sq.ft.(62.4 sq.m)approx.

TOTAL FLOOR AREA: 2179 sq.ft.(202.2 sq.m)approx.
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