



4 Bedrooms



3 Bathrooms



3 Reception Rooms



Double Garage & Off-Street
Parking



85ft x 72ft



EPC Band D

Council Tax

Band: G £3,761.89 (2025/2026)

Local Authority

St Albans City & District Council



Anvil Place, St Albans, AL2 3BY
Guide Price £1,350,000 Freehold

Anvil Place, St Albans

An outstanding, executive, four double bedroom detached residence with double garage, positioned on a larger than average plot and set back from the road behind a private gated entrance.

Description

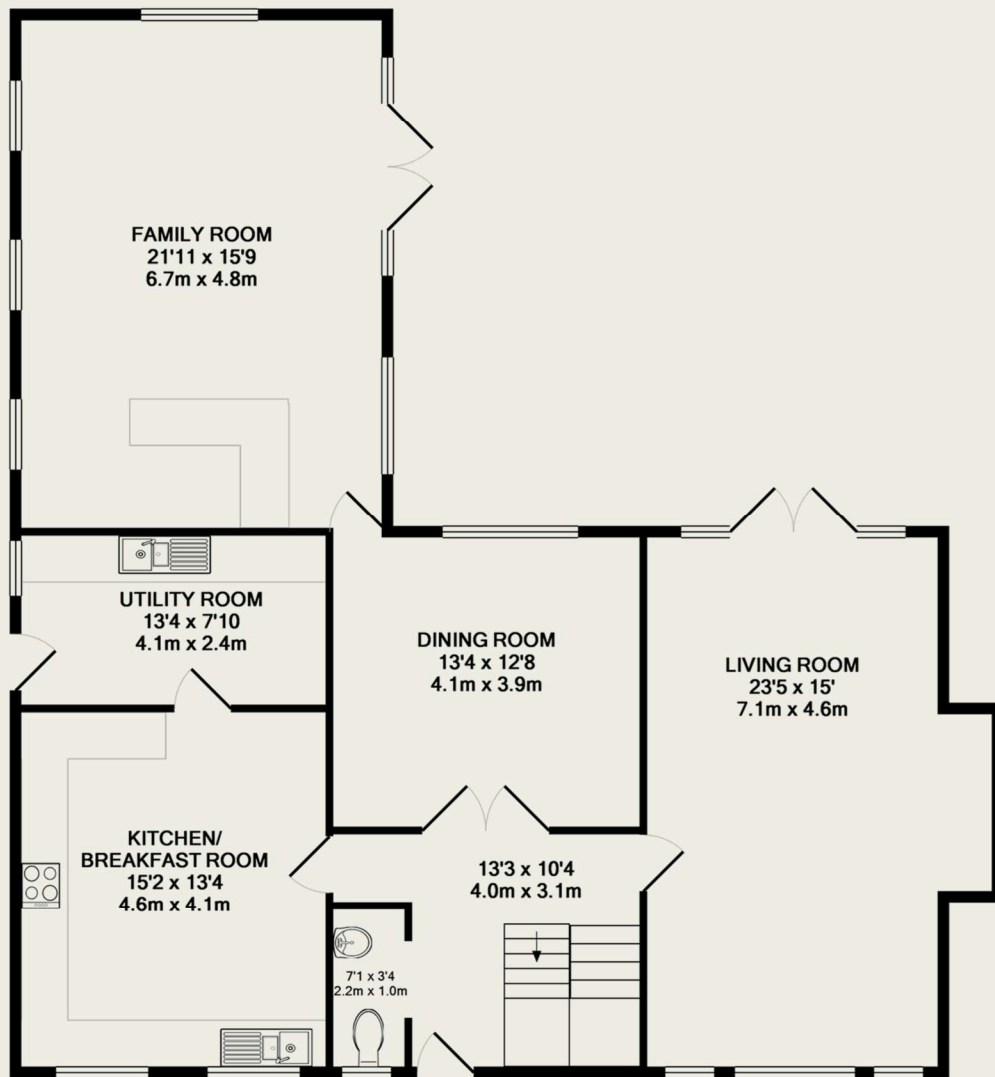
Approached via a private driveway with electric gates and security intercom system, this superb home sits on a substantial plot with a large and mature frontage. Having been lovingly cared for by the current owners since new, the property offers a wonderful balance of space to suit the demands of a growing family. The accommodation is neatly arranged over two floors and includes a welcoming entrance hall, downstairs wc, a large light and airy living room with dual aspect windows and a large feature fireplace. The kitchen/breakfast is fitted with a range of modern wall and base units, integrated appliances and granite work surfaces and off the kitchen is a large utility room with courtesy door leading to the garden. The dining room is centrally located on the ground floor overlooking the rear garden and leads to a magnificent family/snooker room with built-in bar and has windows on all sides to ensure the room is flooded in natural light. To the first floor there is a generous landing which leads to a stunning principal bedroom suite with its own dressing room and a four-piece bathroom. The guest suite also has the benefit of an en suite bathroom, and the two remaining double bedrooms are serviced by a well-appointed family bathroom. Outside there is truly grand feel to the plot with a large mature frontage with seating area and to the rear is a beautifully kept private garden which is larger-than-average, benefiting from several seating areas and mature trees and shrubbery. There is also a double garage and block paved driveway which provides off-street parking for numerous cars.

Location

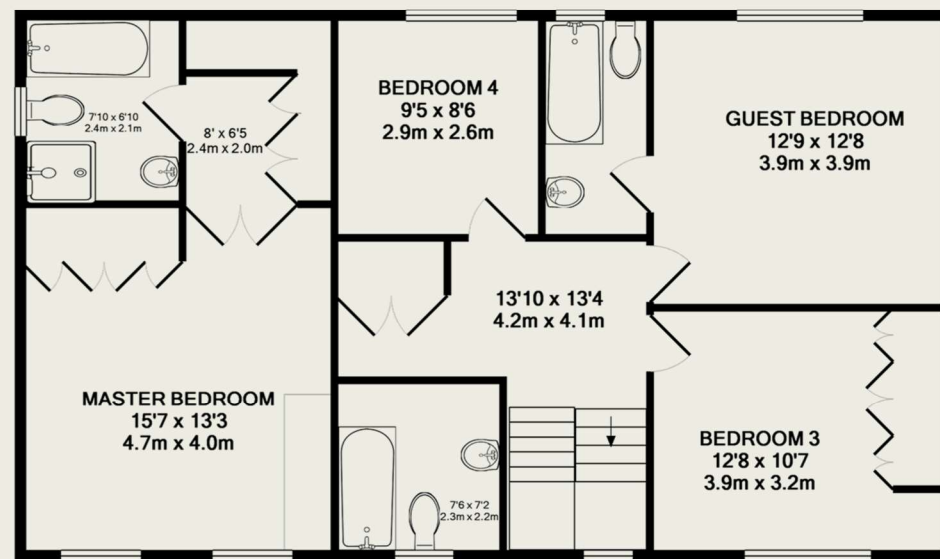
Anvil Place is a secluded and private development of only two homes, set back from Watford Road and accessed via electric security gates. This peaceful location gives easy access into St Albans City centre as well as easy access to the M25 and the M1, just beyond the Noke hotel. The well regarded private boys school of St Columba's College is also within close proximity.







GROUND FLOOR
APPROX. FLOOR
AREA 1270 SQ.FT.
(118.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 905 SQ.FT.
(84.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2176 SQ.FT. (202.1 SQ.M.)
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