



5 Bedrooms



2 Bath/Shower Room + WC



3 Reception Rooms



Off Street Parking



Private Garden



EPC Band C

Council Tax

Band G

- £3,761.89 2025/26

Local Authority

St Albans District Council

Estate Charge £1,120.00 pa



Boyes Crescent, Napsbury Park, St. Albans, AL2
Guide Price £930,000.00

Boyes Crescent, Napsbury Park, St. Albans, AL2

An immaculately presented five-bedroom townhouse with spacious accommodation arranged over four floors. This stunning home has been much improved by the current owners and is set in a gated crescent in the exclusive Napsbury Park development.

Description

This stunning home is approached by a paved double width driveway and its front door opens into a bright entrance hall, which leads past a useful WC and through to the bright dual aspect kitchen/dining room.

Configured to provide plenty of storage space and accommodating a number of integrated appliances, the kitchen has a breakfast bar for informal dining and there is ample additional room for a dining table and chairs. Planning approval has been obtained for a single storey extension to further expand the room if required, with the design including a large roof lantern and bi-fold doors to the garden and a recent partial conversion of the garage has created a stylish cinema room with access to a separate utility room.

Stairs from the hall lead to the first floor where the generously proportioned landing gives access to an impressive reception room with spanning the full width of the front of the property. Beautifully finished with smart herring bone flooring, it is a bright space with glazed double doors to two Juliette balconies. To the rear, there is a large principal bedroom with an en-suite shower room and separate dressing room. There are three further double bedrooms on the second floor, as well as a sizeable family bathroom with freestanding bath, and a conversion of the loft space has created a further double room on the third floor, flooded with light through large rooflights.

The property has a pleasant landscaped rear garden with decked seating areas, a good sized lawn with smart synthetic grass and a woodchipped play area.

Location

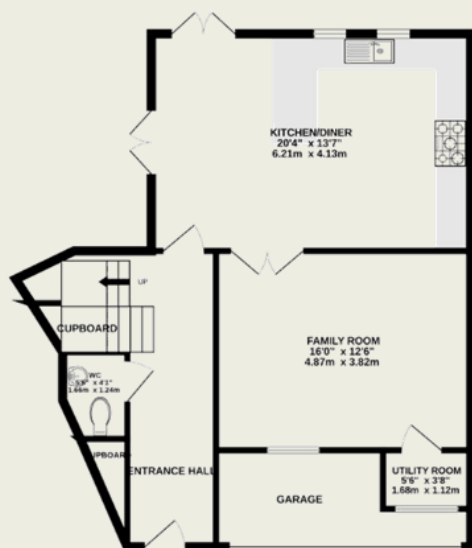
Boyes Crescent is a quiet, gated community located within the well-regarded Napsbury Park development. The surrounding motorway networks are comfortably accessible and the shopping and leisure facilities of both St Albans and Radlett, each with mainline stations serving central London, are also within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



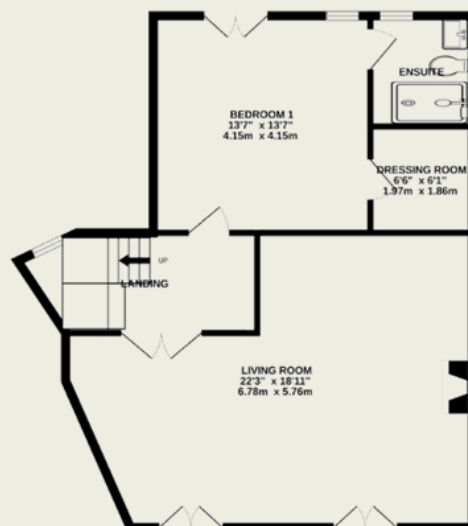


Important Information

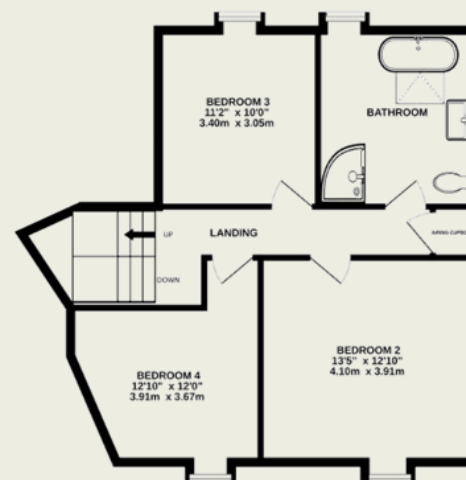
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. 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.



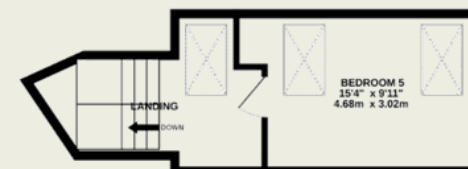
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



2ND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



3RD FLOOR
239 sq.ft. (22.2 sq.m.) approx.

TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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.