



Orchard Gardens, St. Albans

CHANDLERS

# Plot 4 Orchard Gardens

Orchard Drive, St. Albans, AL2 2QH

Asking Price £835,000



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band

++ £31750 Stamp Duty Paid ++

A DOUBLE fronted detached family home with open plan KITCHEN/DINER separate Family room/Dining Room, large lounge and a main bathroom with both bath and separate shower cubicle. The kitchen is equipped with an eye level oven, fridge freezer, washing machine, dish washer and five burner gas hob. The main bedroom has an en-suite shower room. All Plots have a GARAGE with EV point & PV panels. Plot 4 is ready for occupation.

Orchard Gardens will create a small select development of just nineteen detached houses for sale, located close to the city centre and convenient for quick access to Park Street or How Wood station, the M1 and M25 junctions. St Albans City Centre & Radlett stations provide regular connections to St Pancras, the City & London Bridge.

Expected EPC - Band A

Council Tax TBC

Photos are taken of similar house types on other developments and the specification may vary.



- STAMP DUTY PAID (£31,750)
  - Plot 4 INCLUDES Flooring and Turf Included
  - Four Bedroom ENERGY Efficient Home with PV Panels
  - Garage with EV Point
  - Family Bathroom with BOTH Bath & Shower Cubicle
  - En-Suite Shower Room
  - Open Plan Kitchen/Diner with Integrated Appliances
  - Just Nineteen Detached Homes to Choose From
  - 10 Year NHBC Warranty - 2 Year Abbey New Homes Warranty
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## What makes it special...

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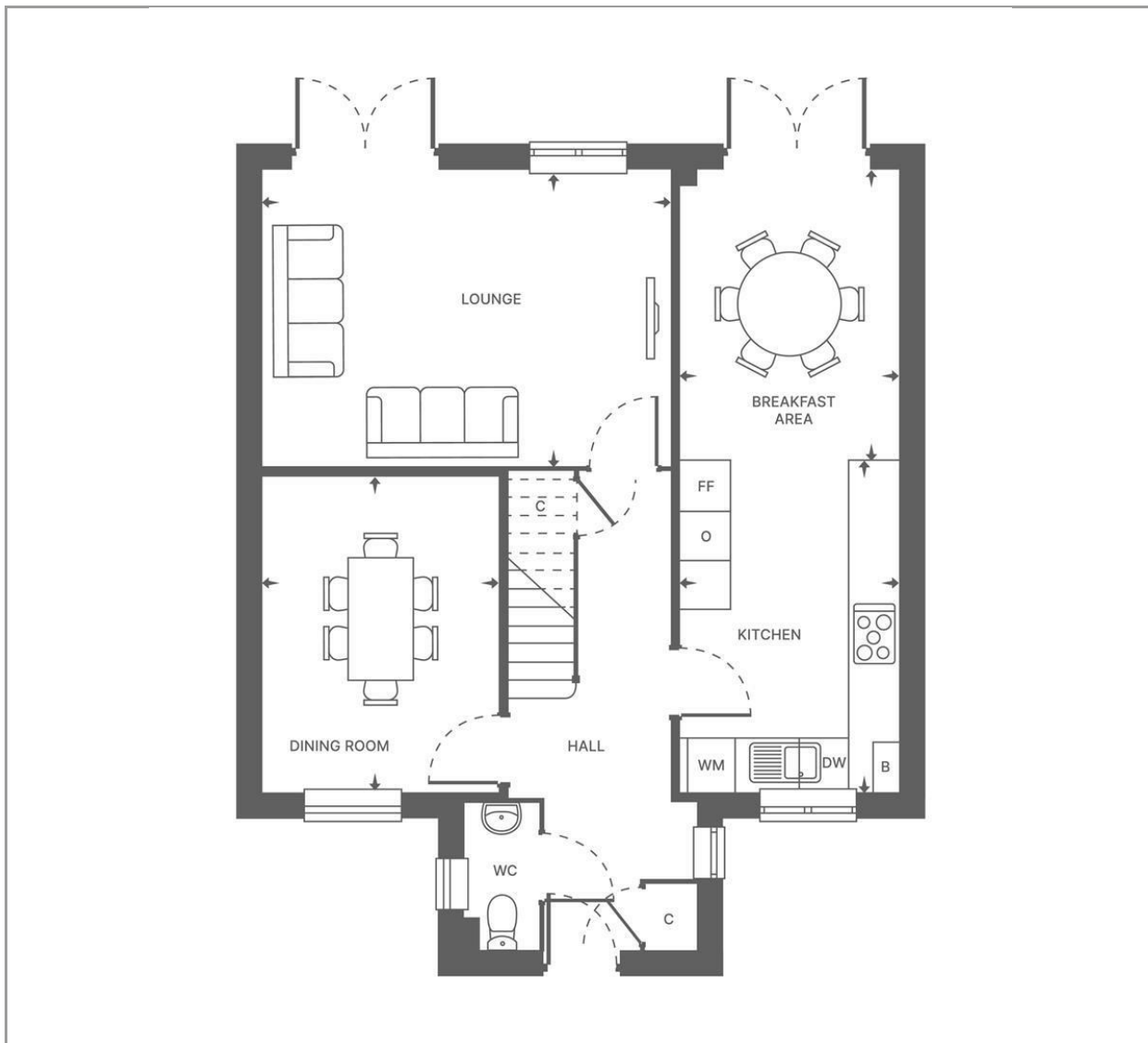
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### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is St Albans City & District.
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity

