



Orchard Gardens Development, St. Albans

CHANDLERS



# Plot 21 Orchard Gardens Development

Orchard Drive, St. Albans, AL2 2QH

Asking Price £850,000



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band

An 1,384 square foot four bedroom NEW family home. Upon entering, you are greeted by a large lounge that provides a welcoming atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the OPEN PLAN KITCHEN/DINING/FAMILY room, which is designed for both functionality and style. This space is equipped with integrated kitchen appliances, ensuring that cooking and hosting are a delight. Additionally, a separate utility room adds convenience to daily chores.

There are just three Fernwood house types at Orchard Gardens, with its contemporary design and thoughtful layout, This Plot has an adjacent garage with two additional parking spaces, EV point and PV panels. It is perfectly positioned to enjoy the amenities of St Albans, a must-see for anyone seeking a blend of elegance and practicality in a sought-after location.

Anticipated EPC - Band A

Council Tax Band - TBC

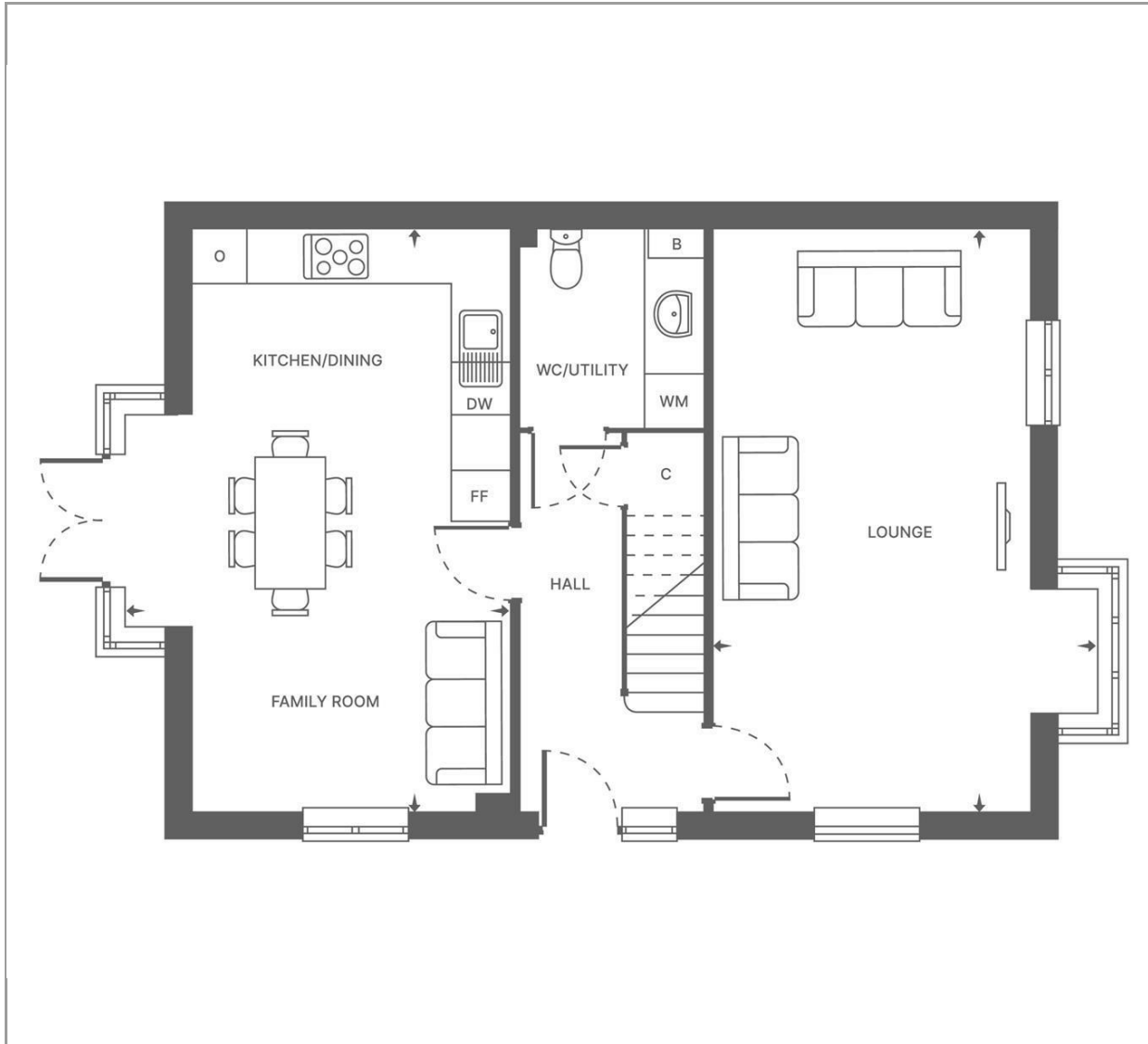
Photos are taken of similar house types on other developments and the specification may vary.

- Open Plan Kitchen/Dining/Family Room with integrated Appliances
  - Separate Utility Room
- 21' long Lounge with Square Bay Window
  - Garage, Drive and EV charging point
    - PV Panels to all house types
  - ASSISTED MOVE SCHEME
- EN-Suite shower room to Bedroom One
- Walking distance to Shops, school & Station
- 10 Year NHBC Warranty - 2 Year Abbey New Homes Warranty
  - Discover Abbey Savings Solutions









#### 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

