



Frost's

Cunningham Hill Road, Hertfordshire





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A handsome and substantial  
seven bedroom detached  
Edwardian mansion, set  
behind a gated carriage  
driveway in St Albans.

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“Located close to the St Albans City train station and  
reputable local schools”



#### Ground Floor

Entrance Hall | Shower Room | Drawing Room | Living Room | Dining Room |  
Kitchen / Breakfast Room | TV Room | Utility | Study | Store Room | Integral  
Garage

#### First Floor

Bedroom One | Dressing Room | En Suite | Bedroom Two | En Suite |  
Bedroom Three | Bedroom Four | Bedroom Five | En Suite | Bathroom |

#### Second Floor

Cinema Room | Storage | Bedroom Six | En Suite | Bedroom Seven |  
Cloakroom



#### Lower Ground Floor

Cellar

#### Exterior

Detached Garage | Driveway Parking | Rear Garden | Covered Garden Kitchen

#### Pool House

Sauna | Shower Room | Cloakroom



The striking Edwardian architecture and modern additions reveal approximately 7500 square feet of living space (not including pool house), with impressive large rooms throughout providing a bright and stylish interior, perfect for entertaining and every day family life.

The ground floor opens to a grand central hall with sweeping staircase, cloak/shower facilities, bay fronted drawing room, outstanding 37 ft double living room, 35ft dining room, kitchen/breakfast room, utility room, store room, tv room, cellar and an incredible 30 ft integral garage.





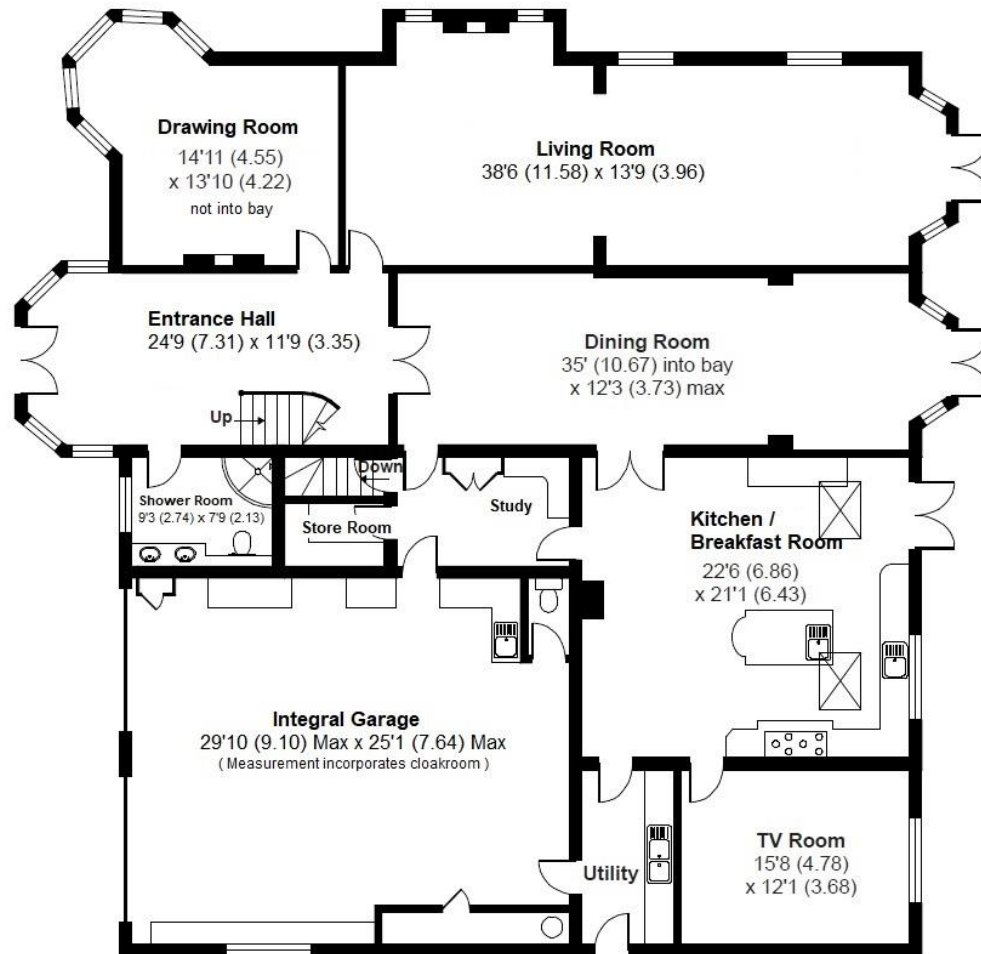


On the first floor there is a lavish 24ft principle master suite with walk in dressing room and a luxury bath/shower room. There are four further double bedrooms, two of which are served by en suites and a modern family bathroom.

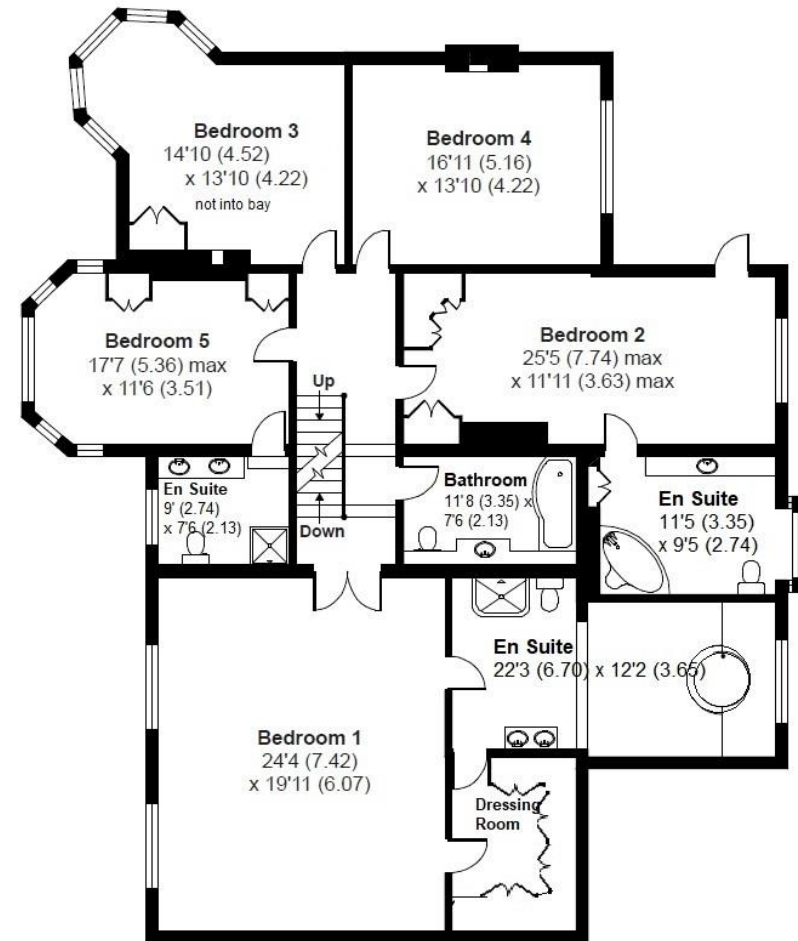
The second floor provides two further double bedrooms, en suite and separate cloak facilities and a fabulous cinema room.



**APPROX. GROSS INTERNAL FLOOR AREA 7487 SQ FT 695.5 SQ METRES  
(INCLUDES GARAGES, EXCLUDES RESTRICTED HEAD HEIGHT, OUTBUILDING & STORE)**

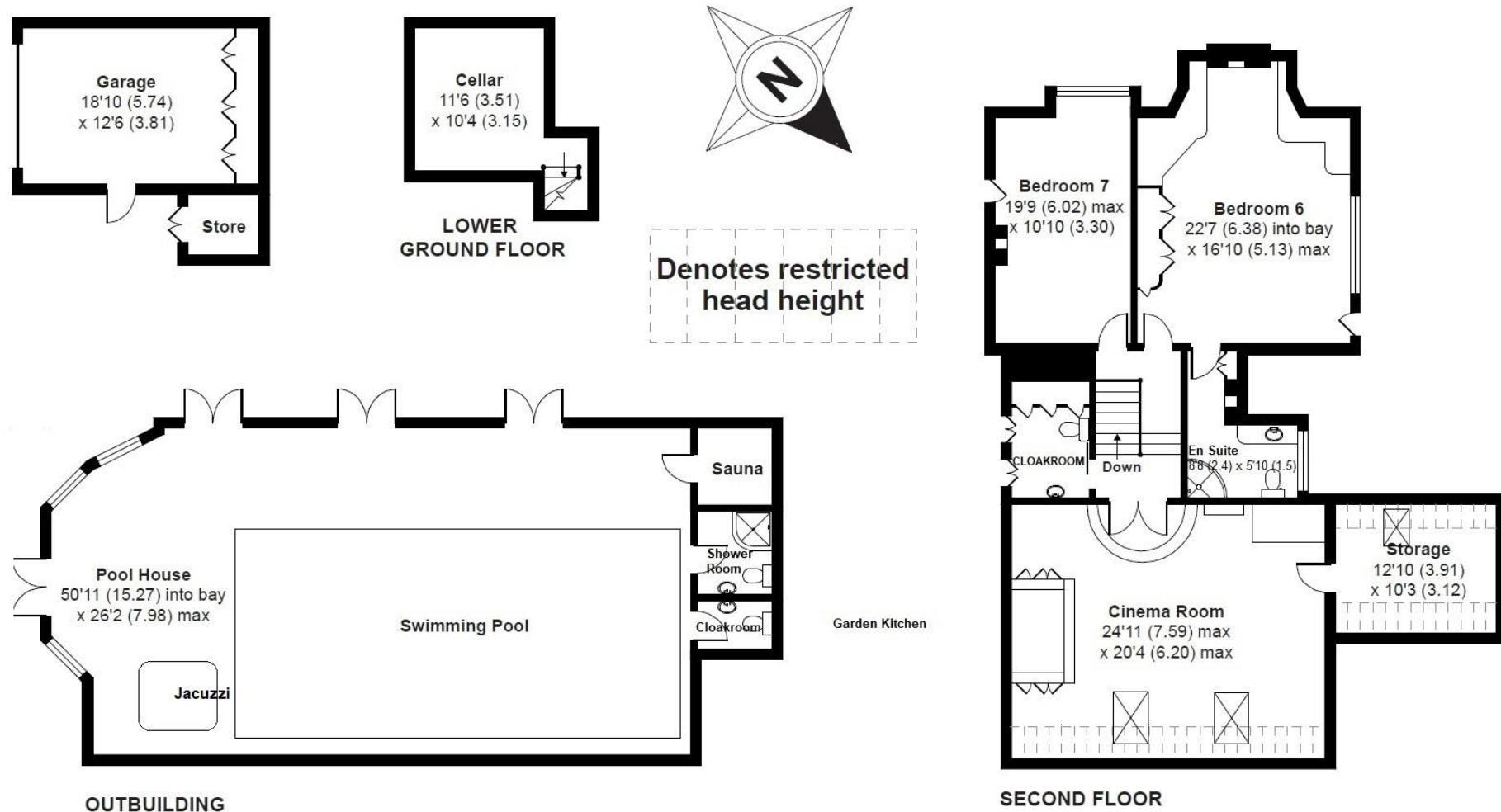


**GROUND FLOOR**



**FIRST FLOOR**





Outside, the driveway is approached by two sets of security gates and provides off road parking for several cars. There is an additional detached garage and side access to an impressive rear garden with an immaculate lawn, mature shrub borders, carp pond and irrigation system.

The rear garden also houses a covered garden kitchen, which is perfect for BBQs and entertaining.

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*The luxury pool house encompasses a heated swimming pool, sauna, jacuzzi and shower/cloak facilities.*  
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