



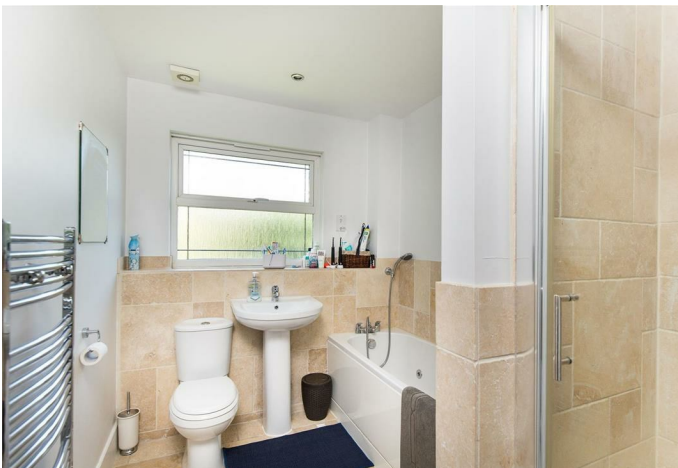
**DRUCE**  
▲ & PARTNERS ▲

13 Ellis Fields  
St. Albans, AL3 6BG  
Guide Price £1,395,000

A well appointed, generously proportioned 7 Bedroom Family House in a prestigious development with views over open Green to front, close to St Albans Girls School and Garden Fields Junior School and about 1 mile from City centre amenities and 1.5 mile to mainline station into St Pancras International.

Spacious, versatile accommodation extending to approx 4,244 sq ft / 394 sq m includes 4 Reception Rooms, 4 Bathrooms, 2 Cloakrooms, Utility, landscaped rear garden and air conditioning to bedrooms..

A feature of the property is the open plan L-shaped 33' x 30' max kitchen / dining room / family room with bi-fold doors onto terrace & garden



## GROUND FLOOR

### Entrance Lobby

### Entrance Hall

Parquet wood flooring. Built in cupboard. Radiator.

### Cloakroom

Tiled floor. Part tiled walls. Wash basin. W.C. Extractor. Chrome radiator/ towel rail.

### Study

11'2 x 10'8 (3.40m x 3.25m)

Two windows to front overlooking Green. Radiator.

### Open Plan Kitchen / Dining Room / Family Room

#### Kitchen / Family Room

29'9 x 14'7 (9.07m x 4.45m)

FAMILY ROOM. Parquet wood flooring. Radiator. Full width bi-fold doors to garden and terrace. Open-plan to :-

KITCHEN. Range of fitted cupboards, drawers, wall cabinets with granite work surfaces. Central island with range of cupboards and granite work surface. 1 1/2 bowl sink. Integrated electric double oven, gas hob with extractor, dishwasher. Recess for fridge/freezer. Gas boiler. Windows over looking garden. 3 velux roof lights providing natural light. Open-plan to :-

#### Dining Room

18'6 x 10'6 (5.64m x 3.20m)

Built in cupboards. Radiator. 2 Windows to front overlooking Green.

#### Utility / Store

18'5 x 9'5 (5.61m x 2.87m)

Fitted cupboards., work surfaces and shelving. Recess and plumbing for washing machine and dryer. 1 1/2 Bowl sink. Tiled floor.

## FIRST FLOOR

### Landing

### Cloakroom

Wash basin. W.C Radiator.

### Lounge

20'7 x 18'0 (6.27m x 5.49m)

Full height windows and French doors with Juliette Balcony overlooking Green. 2 Radiators. Feature marble fireplace with gas fire.

### Sitting Room

18'1 x 12'3 (5.51m x 3.73m)

2 Windows to front overlooking Green. Radiator. Fitted wardrobe cupboards.

### Games Room / Bedroom

18'1 x 12'8 (5.51m x 3.86m)

Parquet Wood flooring. Fitted wardrobe cupboards. 2 Radiators. 2 Windows to rear.

### Office

12'5 x 11'3 (3.78m x 3.43m)

## SECOND FLOOR

### Landing

#### Bedroom 1

15'11 x 15'2 (4.85m x 4.62m)

2 Windows to front overlooking Green. Range of 3 built in wardrobe cupboards. 2 Radiators. Air conditioning.

#### En-Suite Bathroom

Shower cubicle with chrome shower fitting. Jacuzzi bath, wash basin, W.C. Chrome radiator/ towel rail. Shaver point. Tiled floor. Part tiled walls. Opaque window.

#### Bedroom

12'1 x 10'11 (3.68m x 3.33m)

Window to front overlooking Green. Radiator. Walk in wardrobe with radiator. Air conditioning.

#### En-suite Bathroom

Bath with chrome shower fitting, wash basin, W.C.. Extractor. Opaque window. Tiled floor, part tiled walls.

#### Bedroom

14'5 x 12'8 (4.39m x 3.86m)

Window to rear. Radiator. Air conditioning.

#### Bedroom

12'8 x 10'9 (3.86m x 3.28m)

Window to rear. Radiator. Air conditioning.

#### Family Bathroom

Bath with mixer tap and shower handset. Wash hand basin. W.C Shower cubicle with chrome shower fitting. Chrome radiator / towel rail. Extractor. Opaque window. Tiled floor and part tiled walls.

## THIRD FLOOR

### Landing

Loft access. Window to side. Shelved airing cupboard with Megaflow cylinder.

#### Sitting Room

23'5 x 14'1 (7.14m x 4.29m)

Wood flooring. Radiator. 3 Deep velux windows overlooking Green. Air conditioning. Store Room with shelving.

### Bedroom

14'2 x 12'4 (4.32m x 3.76m)

Dual aspect. Window to front overlooking Green. 2 Velux rooflights to side. 2 Radiators. Air conditioning. Fitted wardrobe cupboards. Eaves storage.

### Bedroom

12'8 x 11'6 (3.86m x 3.51m)

Dual aspect. Window to rear and 2 velux rooflights to side. Built in wardrobe cupboards. Eaves storage. Air conditioning. Door to

### Shower Room

Shower with chrome shower fitting. Wash hand basin. W.C. Shaver point. Extractor. Chrome radiator / towel rail. Velux window. Tiled floor and part tiled walls.

## OUTSIDE

### Off street parking for 2 cars

### Front Garden

Lawn with flower and shrub borders. Gate and side passage to:-

### Enclosed Rear Garden

Large paved terrace ideal for al-fresco dining. Lawn with synthetic grass. Shrub lined borders.

## ALL MAINS SERVICES

### EPC

Band C

### Council Tax

Band G. Currently £3,490 p.a.

### Agents Note

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 Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk



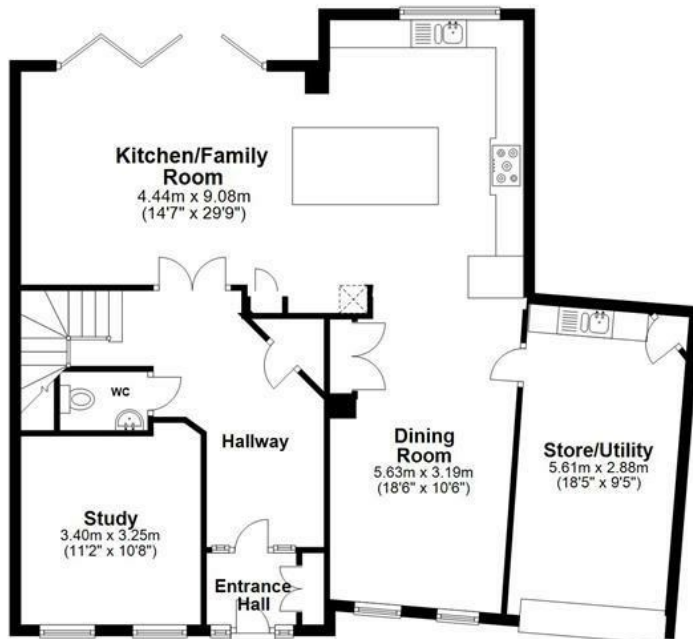






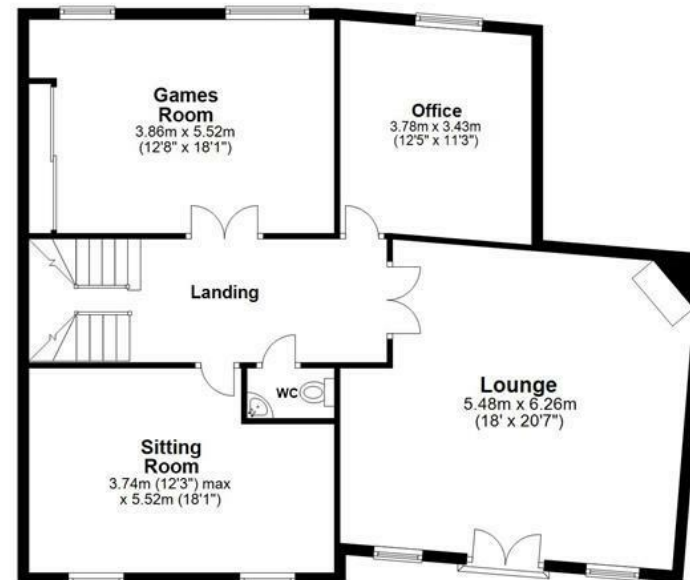
### Ground Floor

Approx. 108.2 sq. metres (1164.6 sq. feet)



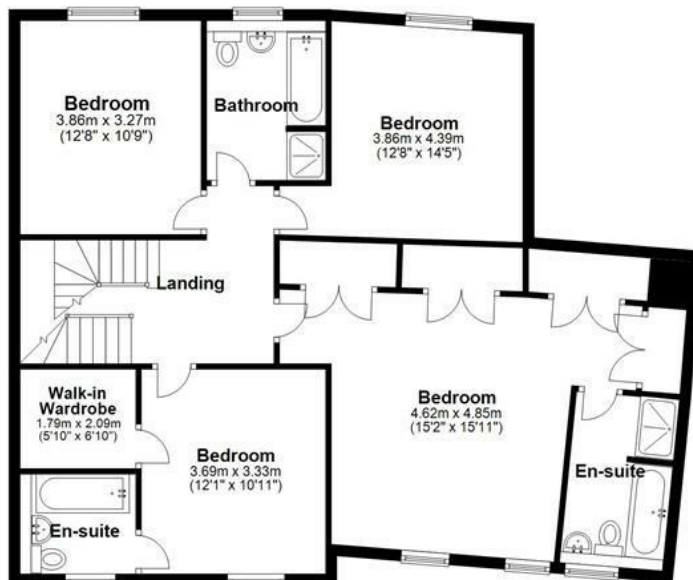
### First Floor

Approx. 104.3 sq. metres (1122.1 sq. feet)



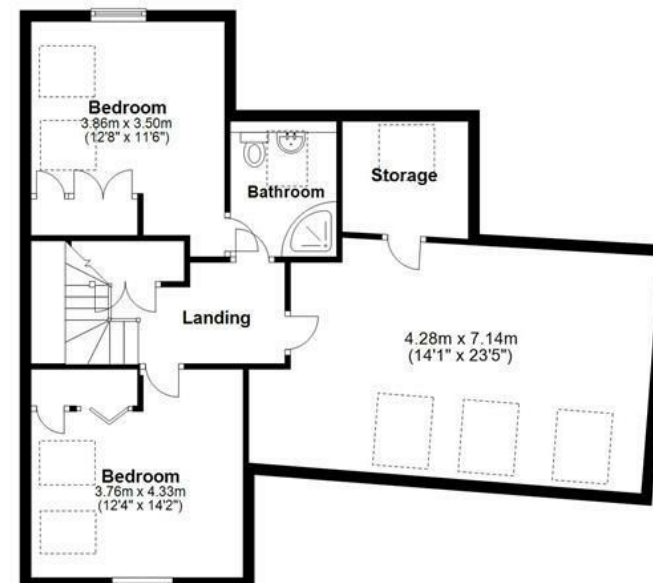
### Second Floor

Approx. 104.3 sq. metres (1123.1 sq. feet)



### Third Floor

Approx. 77.5 sq. metres (834.6 sq. feet)



Total area: approx. 394.3 sq. metres (4244.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.