



DRUCE
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17 Ellis Fields
St. Albans, AL3 6BG
Guide Price £1,000,000

17 ELLIS FIELDS , St Albans AL3 6BG

Set within a prestigious and sought-after development, this beautifully presented 3/4 bedroom townhouse offers over 2,230 sq ft of versatile living space arranged over three floors. With far-reaching views over the Green and the wooded landscape of Beech Bottom Dyke, the home enjoys a peaceful yet highly convenient location—just a short walk from St Albans Girls' School and Garden Fields Junior School.

Ground Floor

The property welcomes you with a deep entrance hall, providing internal access to the integral garage, and leads to a flexible study/bedroom 4 and a sitting room that opens directly onto a private terrace and the landscaped rear garden—perfect for relaxation or entertaining.

First Floor

A true standout feature is the expansive 33' x 18' (max) open-plan lounge and dining area, bathed in natural light and enjoying fabulous views over the Green. This space flows seamlessly into the contemporary kitchen, fully equipped with a comprehensive range of stylish fitted units and high-spec integrated appliances.

Second Floor

The top floor comprises three generous double bedrooms, including bedroom 1 with its own en-suite shower room and walk-in wardrobe. A well-appointed family bathroom with both bathtub and separate shower completes the accommodation.

Exterior & Location

Integral garage and drive parking. Private lawned rear garden with patio, mature shrubs and variety of trees screening the property. About 1 mile from City Centre amenities and main line station into St Pancras International with intercommunication Eurostar service to Paris & Brussels. Easy access to M1 & M25 Motorways.





Total area: approx. 207.4 sq. metres (2232.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Entrance Hall

Family Room
12'1 x 11'2 (3.68m x 3.40m)

Study / Bedroom 4
12'1 x 11'2 (3.68m x 3.40m)

Shower Room

FIRST FLOOR

Lounge / Dining Room
32'8 x 18'3 (9.96m x 5.56m)

Kitchen
11'2 x 12'1 (3.40m x 3.68m)

SECOND FLOOR

Bedroom 1
13'8 x 12'2 (4.17m x 3.71m)

En-suite & Walkin wadrobe

Bedroom 2
12'10 x 11'3 (3.91m x 3.43m)

Bedroom 3
12'1 x 11'2 (3.68m x 3.40m)

Family Bathroom

OUTSIDE

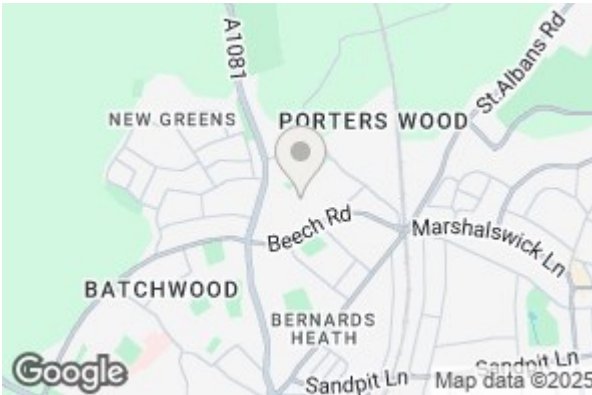
Rear Garden

Garage

ALL MAINS SERVICES

EPC
Energy rating - C

Council Tax
Band - G - £3843 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

