



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Faircross Way, St. Albans, AL1 4SD

Guide price £1,850,000

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A rare and exciting opportunity to purchase this wonderful four bedroom DETACHED home in one of St Albans most sought after residential locations.

The property sits on a mature SOUTH FACING plot and the rear garden is a real feature of this family home. To the front of the property there is a CARRIAGE DRIVEWAY and a DOUBLE WIDTH GARAGE to the side.

The property currently enjoys generous proportions and offers SCOPE TO EXTEND, subject to the necessary planning consents, should a new family require additional living space.

Faircross Way runs between Homewood Road and Charmouth Road and is well placed for access to the city centre, well regarded local schooling, the mainline station, and nearby parks.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Porch

Window to front and side, coat hanging space, door into:

Entrance Hall

12'0 x 8'7 (3.66m x 2.62m)

Generous and welcoming entrance hall, radiator, turning staircase to first floor, under stairs storage cupboard.

Cloakroom

Low level wc, wash handbasin.

Living Room

18'11 x 11'10 (5.77m x 3.61m)

Spacious room with views over the front and rear gardens, gas fireplace, radiator, open archway to:

Family Room

9'3 x 24'7 (2.82m x 7.49m)

Window to rear, radiator, sliding patio doors opening onto the rear garden.

Breakfast Area

9'3 x 8'0 (2.82m x 2.44m)

Radiator, quarry tiled floor, window to rear with views onto the garden.

Kitchen

7'5 max x 17'3 (2.26m max x 5.26m)

Basic range of units, stone work surface, sink, space for cooker, quarry tiled floor, space for other appliances, serving hatch.

Dining Room

13'11 x 11'10 (4.24m x 3.61m)

Spacious room, large window to front, radiator, feature fireplace.

Lean To

10'3 x 7'9 (3.12m x 2.36m)

Tiled floor, doors to garden.

FIRST FLOOR

Landing

Window to front, access to loft, two radiators, doors to:

Bedroom One

16'3 x 11'11 (4.95m x 3.63m)

Bright dual aspect double bedroom with window to rear fitted wardrobes, radiator, sliding patio doors opening onto:



Balcony

9'3 x 20'8 (2.82m x 6.30m)

South facing balcony overlooking the rear garden.

En-Suite Shower Room

Washbasin, wc, tiled shower cubicle, extractor, shaver socket.

Bedroom Two

13'10 max x 11'10 (4.22m max x 3.61m)

Double bedroom, window to front, fitted wardrobes, washbasin.

Bedroom Three

12'0 max x 11'11 max (3.66m max x 3.63m max)

Double bedroom, radiator, window to front, fitted wardrobes.

Bedroom Four

7'6 x 11'10 (2.29m x 3.61m)

Single bedroom, radiator, window to rear.

Family Bathroom

Washbasin, bath with mixer tap, window to rear, radiator.

EXTERIOR

Front Garden

Well tended lawn, mature hedgerow, tree.

Driveway

The property enjoys a carriage driveway.

Garage

Double width garage, up and over electric door, window to rear, up and over door opening onto the rear garden.

Rear Garden

The wonderful south facing rear garden is a real feature of this home which has brought many years of enjoyment from the current family which own the property. There is a large patio area, pathway leading down one side, well stocked borders with an excellent selection of shrubs and plants, two storage sheds, gated side access, extensive lawn area.

Viewing Information

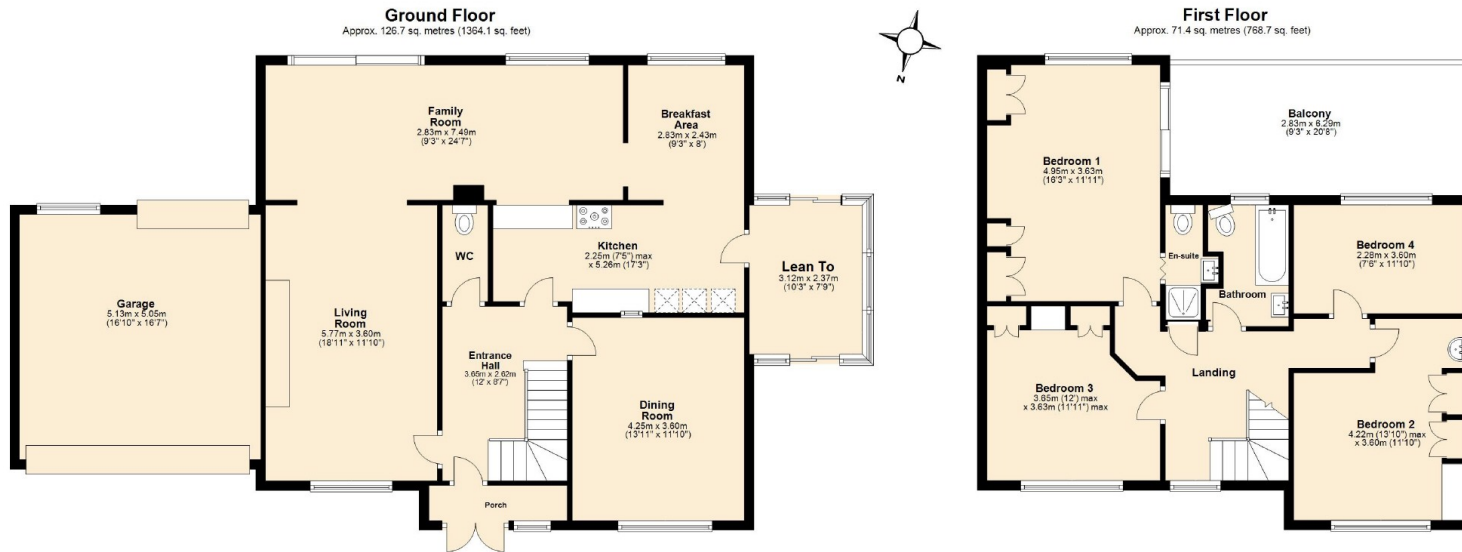
BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 198.1 sq. metres (2132.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. The total square area includes the garage. Plan produced using PlanUp.

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