



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Manor Drive, St Albans, AL2 3DH

£1,100,000

## Manor Drive, St Albans, AL2 3DH

This impressive FIVE BEDROOM DETACHED home provides spacious accommodation arranged over two floors and is in first class condition throughout with stylish modern decor, contemporary kitchen and bathrooms and a flexible layout.

The rear garden is a real feature of this home, its been lovingly landscaped and maintained and has the added benefit of a wonderful brick built GAMES ROOM with UNDERFLOOR HEATING and cloakroom.

To the front of the property there is a DRIVEWAY and an integral GARAGE.

Manor Drive is located in the popular Chiswell Green area, close to well regarded schooling, ideally placed for providing easy access to the major motorway networks and only a short drive away from St Albans city centre.



## ACCOMMODATION

### Entrance

Part glazed front door opening into:

### Entrance Porch

Tiled floor, part glazed door to:

### Entrance Hall

Staircase to first floor, spotlights, under stairs storage cupboard.

### Living Room

15'5 max x 13'8 (4.70m max x 4.17m)

Large bay window to front, spotlights, three wall light points, radiator, gas fireplace with mantelpiece over, electric curtains, double doors to:

### Dining Room

14'5 x 9'10 (4.39m x 3.00m)

Double bi-fold doors opening onto the rear patio, radiator, three wall light points.

### Kitchen

15'9 x 9'8 (4.80m x 2.95m)

Tiled floor with underfloor heating, range of stylish Hacker white high gloss wall, base and drawer units, quartz work surface over, inset sink with mixer tap and separate drinking water tap, breakfast bar, double oven, range cooker, light and filter unit, space for dishwasher, space for American fridge freezer, spotlights, feature lighting, window to rear overlooking the garden.

### Utility Room

White high gloss units, space and plumbing for washing machine and tumble dryer, tiled floor with underfloor heating, window to side, door to:

### Cloakroom

Low level wc, washbasin with mixer tap, tiled floor and splash back, radiator, extractor.

### Sitting Room

12'3 max x 10'6 (3.73m max x 3.20m)

Dual aspect with bi-fold doors to rear and side, radiator, overlooking the rear garden.

## FIRST FLOOR

### Landing

Spotlights, airing cupboard, doors to:

### Bedroom One

14'8 x 10'6 (4.47m x 3.20m)

Double bedroom, window to rear, radiator, spotlights, door to:

### En-Suite Shower Room

Stylish en-suite, tiled shower cubicle, sink with mixer tap, wc, chrome radiator, tiled walls, spotlights, window to side, shaver socket.



### Family Shower Room

Attractive white suite, shower cubicle, wc, twin sink with mixer tap, vanity storage, tiled walls and floor, radiator, window to side, shaver socket.

### Family Bathroom

Modern white suite, washbasin with mixer tap, bath with mixer tap and shower attachment, shower cubicle, tiled walls and floor, chrome radiator, window to rear, spotlights.

### Bedroom Two

14'8 x 10'6 (4.47m x 3.20m)

Double bedroom, radiator, window to front, built in wardrobes.

### Bedroom Three

13'4 x 10'11 (4.06m x 3.33m)

Double bedroom, radiator, window to front, built in wardrobes.

### Bedroom Four

12'2 x 12'0 (3.71m x 3.66m)

Double bedroom, window to rear, radiator, built in wardrobes, access to loft.

### Bedroom Five

10'0 max x 8'11 (3.05m max x 2.72m)

Single bedroom, radiator, window to front, storage cupboard.

## EXTERIOR

### Front

Block paved driveway providing off street parking with raised beds to side with shrubs and plants.

### Rear Garden

A real feature of the property is the landscaped rear garden with a winding pathway, lawn, raised pond, shrubs and plants.

### Games Room

At the end of the garden there is an impressive brick built games room with underfloor heating, windows to front, spotlights, fitted storage cupboards, cloakroom, electric blinds, outside tap. This space currently has a pool table and exercise equipment but could be used in a number of different ways.

### Garage

Integral garage with electric up and over doors, light and power laid on, door into the house, wall mounted boiler.

### Viewing Information

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

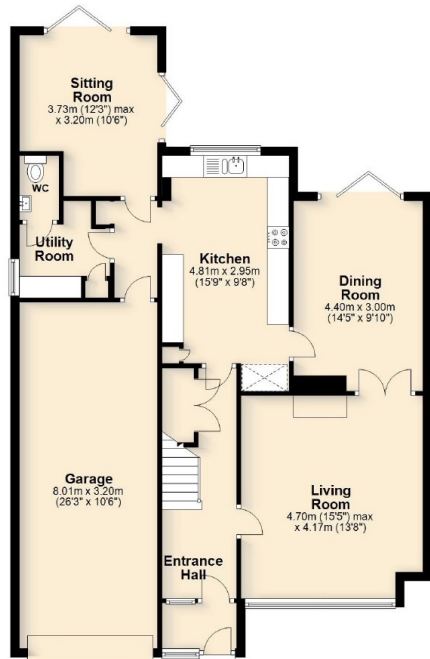
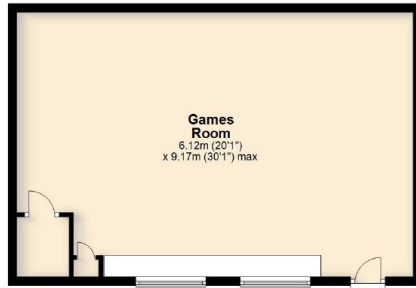
### Environmental Impact Rating

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.

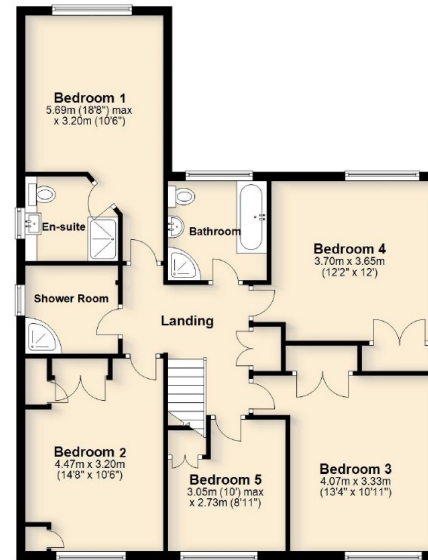




**Ground Floor**  
Approx. 163.0 sq. metres (1754.8 sq. feet)



**First Floor**  
Approx. 92.9 sq. metres (1000.0 sq. feet)



Total area: approx. 255.9 sq. metres (2754.8 sq. feet) This total measurement includes the games room.  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	79	65	74
<small>Low energy efficient - lower running costs</small> <small>High energy efficient - higher running costs</small>		<small>Low environmental friendliness - higher CO<sub>2</sub> emissions</small> <small>High environmental friendliness - lower CO<sub>2</sub> emissions</small>	
England & Wales		England & Wales	
EPC Directive 2002/91/EC		EPC Directive 2002/91/EC	