



53a Orient Close (R/O Approach Road), St. Albans, Hertfordshire AL1 1SP

Guide price £1,000,000 Freehold



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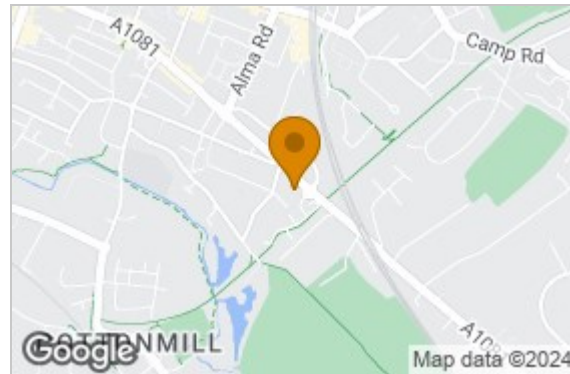
A truly unique opportunity to purchase approx. 1/3 acre plot with two approved planning permissions to build a stunning modernist style two storey 4000+sq.ft. and larger three storey home situated within a few minutes' walk of St Albans vibrant City centre and train station into St Pancras International.

The spectacular accommodation would include a stunning 50ft (16 metre) kitchen/diner/lounge with roof atrium and bi-folding doors out to a south facing terrace and a separate private courtyard. A useful home office/guest room with cloakroom, cosy snug with bi-folding doors, a utility room and double garage add to the appeal of this wonderful opportunity.

The impressive first floor affords four double bedroom, three with en-suites and dressing areas, two with private balconies and the further addition of a family bathroom, a relaxing sitting room and quiet study.

Access is via Orient Close, situated just off London Road within a few minutes' walk of local coffee shops, popular restaurants, the Odyssey cinema and the green open space of a wildlife nature reserve and the Alban Way footpath.

The current planning permissions can be viewed on line at St Albans Council's website at Ref 5/2022/1815 & 5/2021/3093



GROUND FLOOR 2185 sq.ft. (203.0 sq.m.) approx. TOTAL FLOOR AREA : 4058 sq.ft. (377.0 sq.m.) approx. 1ST FLOOR 1873 sq.ft. (174.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mergix ©2023



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