



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

Guide price £1,000,000 Freehold



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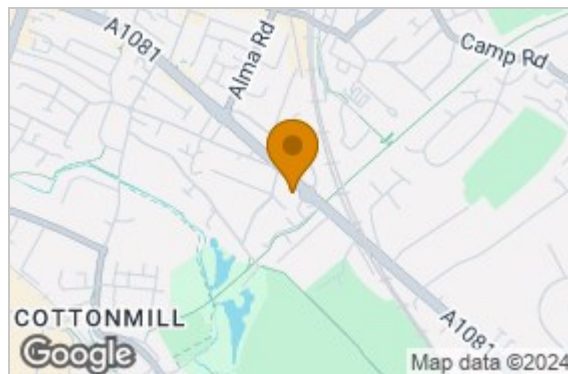
A truly unique opportunity to purchase approx. 1/3 acre plot with two approved planning permissions to build a stunning modernist style two storey 4000+sq.ft. and larger three storey home situated within a few minutes' walk of St Albans vibrant City centre and train station into St Pancras International.

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



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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.

