



13 Admirals Walk, St. Albans, AL1 5SF

Guide price £1,245,000 Freehold



## 13 Admirals Walk

St. Albans, AL1 5SF

An attractively presented four double bedroom detached house located in a sought after residential area close to excellent schools and parks.

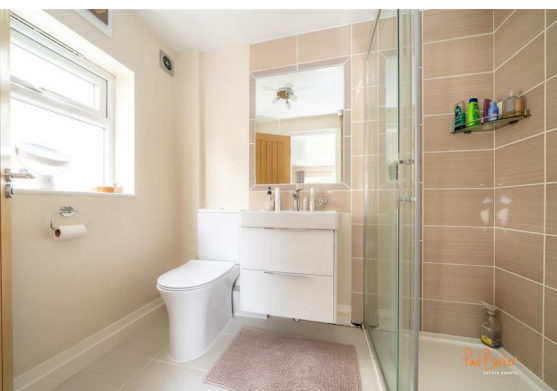
The accommodation begins with a convenient porch and front door into a welcoming entrance hall with stairs to the first floor with storage below and doors to rooms. There's a generous south facing lounge and a sociable kitchen/dining room with bi-folding doors leading to the rear garden. The stylish modern kitchen offers a wide range of wall and base units with work surfaces above, a mix of integrated appliances and an island unit with breakfast bar. A door leads through to a useful utility room with a courtesy door to the garden, a downstairs shower room/W.C. and a generous 18ft study.

The impressive first floor landing has a hatch to the loft space and doors to rooms. The master bedroom overlooks the rear garden with a walk-in dressing room and modern ensuite. There are three further double bedrooms one of which has an en suite bathroom and there's a family bathroom.

Externally there's a block paved driveway providing off street parking for a number of cars and to the rear is a wonderful 75ft garden with a paved patio area, ideal for entertaining and a generous lawn leading to the shed at the rear.

Admirals Walk is a highly desirable address within close proximity of highly regarded local schools including Cunningham Hill & Samuel Ryder Academy. The main line train station to St Pancras International is within 1 mile and there are also a parade of local shops close to hand.





## ACCOMMODATION

Porch

Entrance Hall

Lounge

16'10 x 13'3 (5.13m x 4.04m )

Kitchen/Dining Room

23'2 x 16'8 (7.06m x 5.08m)

Study

18'11 x 7'3 (5.77m x 2.21m)

Utility Room

Shower Room

FIRST FLOOR

Landing

Bedroom 1

12'7 x 10'8 (3.84m x 3.25m )

Dressing Room

En-Suite

Bedroom 2

16'9 x 13'5 (5.11m x 4.09m )

Bedroom 3

16'10 x 11'5 max (5.13m x 3.48m max)

En-Suite

Bedroom 4

14'2 x 11'9 (4.32m x 3.58m )

Bathroom

OUTSIDE

Frontage

Rear Garden

75'5" (23)

## Floor Plan



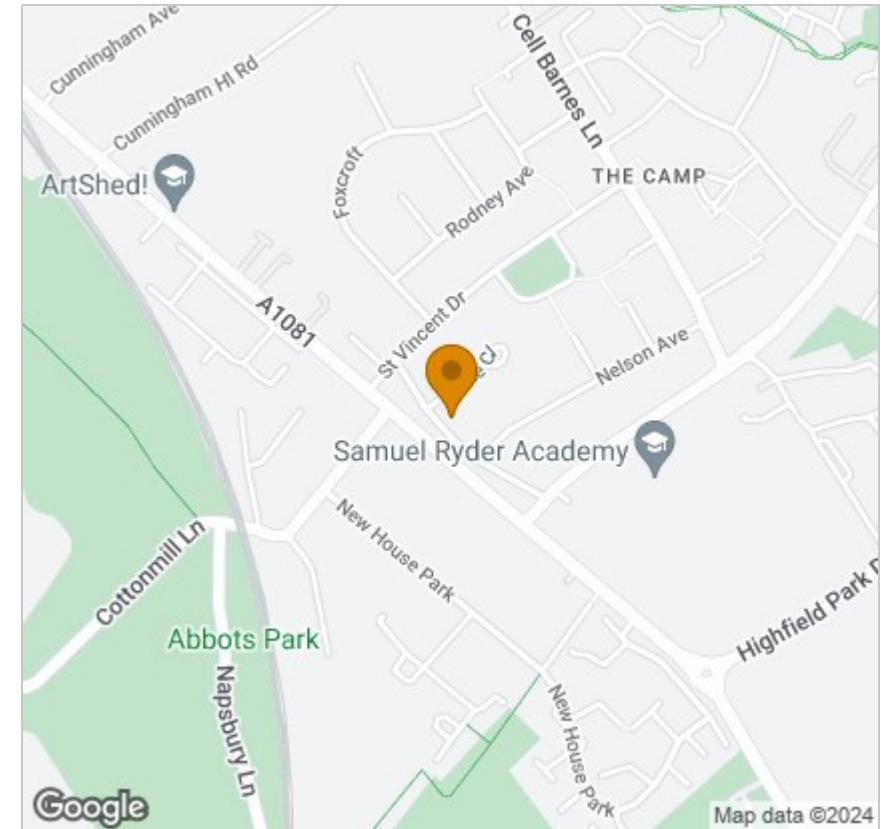
Total area: approx. 179.7 sq. metres (1934.0 sq. feet)  
 Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
 Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

