



10 Strawberry Crescent, St. Albans, Hertfordshire AL2 1US

£725,000 Freehold

 4  2  1  C



## 10 Strawberry Crescent

St. Albans, Hertfordshire AL2 1US

This four bedroom property is located in the ever popular Napsbury Park and boasts a fitted kitchen/dining room, utility room and en-suite bathroom to the master bedroom and is offered with the benefit of no onward chain. Napsbury Park is surrounded by a Grade II Historic Park and Gardens.

The accommodation includes a kitchen/dining room with a large central island with storage, along with a hob and integrated extractor fan. This room leads through to the ground floor reception area and separate utility. The formal living room is on the first floor and has a door to balcony which has space for a small breakfast table.

The master bedroom has fitted wardrobes and an en-suite bathroom with a free standing bath and a separate shower. There are two doors both leading to Juliet balconies. Bedrooms two, three and four are all double in size and are serviced by the family sized bathroom and the loft is fully boarded providing a significant amount of storage

The low-maintenance rear garden is West-facing and enjoys afternoon and evening sunshine.

Napsbury Park is a sought after development on the Southern side of St Albans with an exclusive arrangement of luxury housing positioned in a parkland setting, adjacent to open countryside. Popular with families there is a children's playground and the location allows for convenient access to the surrounding motorway networks and highly regarded schools.





**ACCOMMODATION**

**Entrance Hall**

**Reception Room**

19'1 x 16'4 (5.82m x 4.98m )

**Kitchen/Diner**

19'9 x 18'0 (6.02m x 5.49m)

**Utility Room**

**W.C.**

**FIRST FLOOR**

**Lounge**

16'2 x 15'7 (4.93m x 4.75m)

**Balcony**

**Master Bedroom**

19'8 x 18'0 (5.99m x 5.49m)

**En-Suite**

**SECOND FLOOR**

**Bedroom 2**

16'3 x (4.95m x )

**Bedroom 3**

14'2 x 11'10 (4.32m x 3.61m)

**Bedroom 4**

14'1 x 7'1 (4.29m x 2.16m)

**Bathroom**

**OUTSIDE**

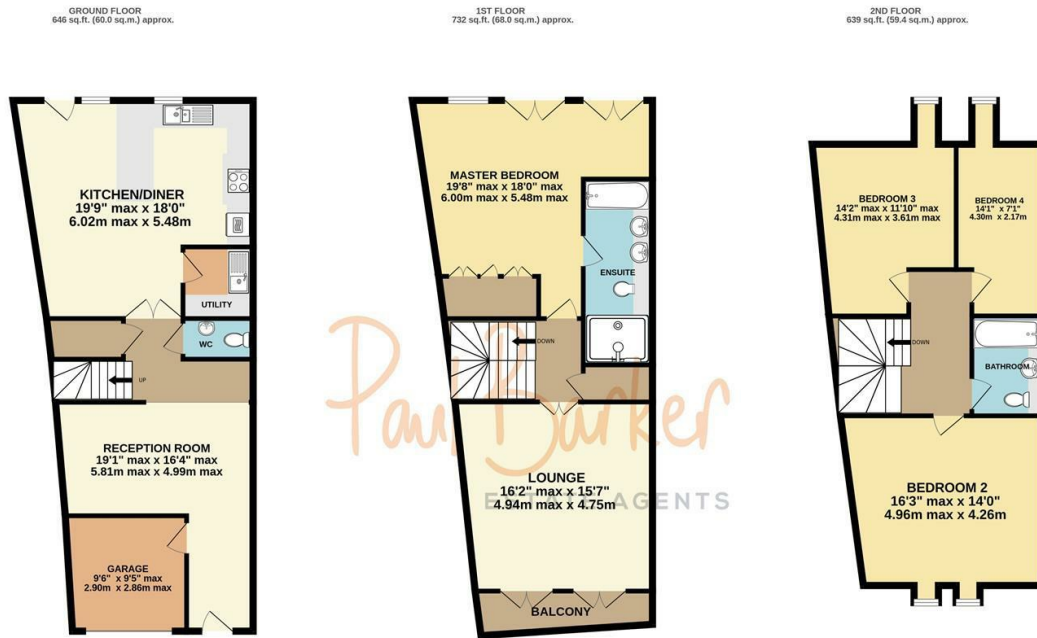
**Frontage**

**Garage**

**Rear Garden**



## Floor Plan



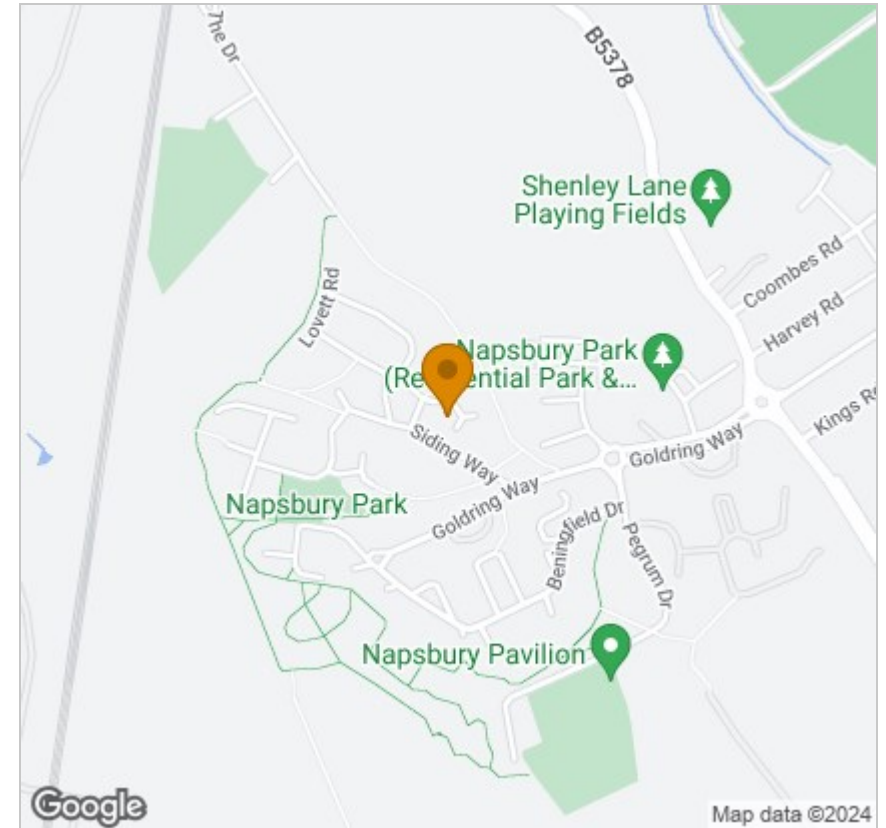
Paul Barker  
ESTATE AGENTS

TOTAL AREA EXCLUDES GARAGE  
TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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.  
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## Area Map



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

