



61 Midway, St. Albans, AL3 4BB

Guide price £995,000 Freehold





## 61 Midway

St. Albans, AL3 4BB

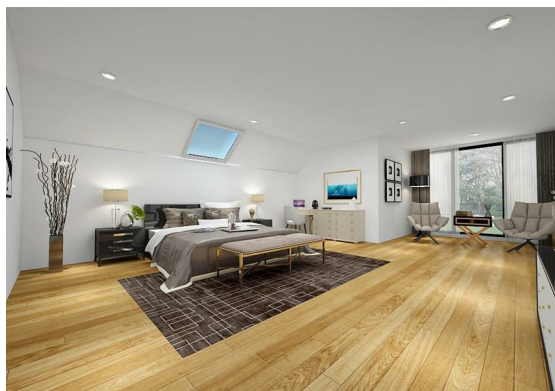
A unique opportunity to purchase a plot currently occupied by a three bedroom detached bungalow with approved planning permission to build your own 4315sq.ft./ 400.9sq.m dream home in the highly desirable St Stephens area of St Albans. The property boasts a range of cutting edge energy saving features including an air source heat pump, solar PV and constructed with SIPS Eco panels.

The generously proportioned and skilfully designed family home offers an impressive 'heart of the home' kitchen/diner/family room with doors leading out to a bright south-west facing garden, a walk-in larder and easy access to a reception/play room. In addition there's a useful utility room/boot room, guest cloakroom/W.C. and access to a double garage or with a planning amendment could provide a generous lounge. The first floor accommodation provides four genuine double bedrooms with a walk-in wardrobe and en-suite to bedroom 1, en-suite to bedroom 2 and family bathroom. The second floor offers a spectacular master bedroom suite with impressive walk-in wardrobe, luxurious en-suite and a useful study. Externally the frontage provides off street parking and to rear would be a delightful sunny south-west facing garden.

Reputable local builders Revamp Home Developments Limited have indicated a current build cost of circa £850,000 ex VAT (dependent on choice for fittings) and with a suggested potential finished value of £2,500,000 there is a cost saving of up to circa £135,000 in Stamp Duty Land Tax.

Midway is regarded as one of the most sought after addresses in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulamium Park and Waitrose within a short walk away.

N.B. We suggest you make your own enquires regarding build costs and tax implications prior to offering and exchange of contracts.





**Plot Size**

154'2" x 39'4" (47 x 12)

**ACCOMMODATION****Hallway****Kitchen/Diner/Living Room**

29'4 x 24'8 (8.94m x 7.52m)

**Larder****Garage or Lounge**

19'2 x 16'5 (5.84m x 5.00m)

**Reception/Play Room**

13'1 x 13'1 (3.99m x 3.99m)

**Utility/Boot Room****W.C.****FIRST FLOOR****Landing****Bedroom 1**

24'8 x 14'5 (7.52m x 4.39m)

**En-Suite****Walk-in-Wardrobe****Bedroom 2**

24'8 x 14'5 (7.52m x 4.39m)

**Bathroom****Bedroom 3**

20'4 x 14'5 (6.20m x 4.39m)

**En-Suite****Bedroom 4**

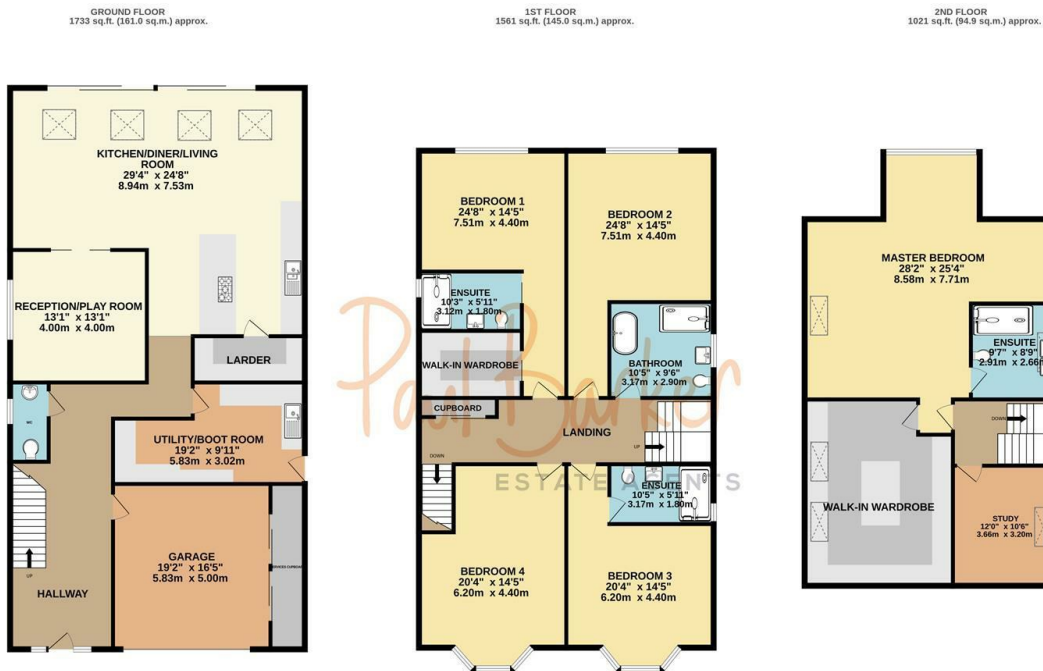
20'4 x 14'5 (6.20m x 4.39m)

**SECOND FLOOR****Master Bedroom**

28'2 x 25'4 (8.59m x 7.72m)

**En-Suite****Walk-in-Wardrobe****Study****OUTSIDE****Front Garden****Rear Garden**

## Floor Plan



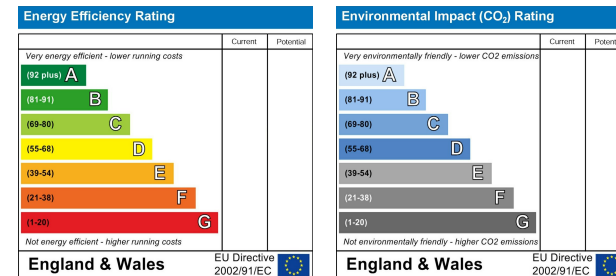
TOTAL FLOOR AREA : 4315 sq.ft. (400.9 sq.m.) approx.

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



## Energy Efficiency Graph



## 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.

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