



11 Rowan Close, St. Albans, Hertfordshire AL4 0SN

Guide price £800,000 Freehold



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St. Albans, Hertfordshire AL4 0SN

A stylishly presented and skilfully extended four double bedroom detached house situated at the end of a quiet close to the East of St Albans. Perfectly placed for easy access to several highly regarded local schools, including Beaumont & Nicholas Breakspear secondary schools and Oakwood Primary School. There is superb potential for a further extension and garage conversion s.t.p.p..

A part glazed front door opens into a useful porch with a coat cupboard and leads through into a welcoming hallway with stairs to the first floor and doors to rooms including a cloakroom/W.C. The modern stylish kitchen features a range of wall and base units with complementary worktops incorporating a gas hob & extractor above, integrated double oven, dishwasher and full height fridge. The extended 22ft west facing living room benefits from a part vaulted ceiling with two Velux style windows, a window to the side and rear & sliding patio doors opening to the garden. There is an attractive oak wood floor throughout with a feature corner fireplace and a square archway leading to a comfortable snug/reception area which could be used as an office or play area. There is also a useful utility room and a courtesy door out to the side passageway.

The first floor landing has a hatch to the loft, a built in airing cupboard and doors to rooms including the master bedroom with a range of fitted wardrobes and a door into a modern style en-suite with a shower cubicle featuring a waterfall shower, a wash hand basin and W.C. There are three further double bedrooms & a modern style family bathroom suite incorporating a bath with shower above, wash hand basin and W.C.

Externally there's a low maintenance frontage and a driveway leading to an integral garage with an up and over door. To the rear is a beautifully landscaped west facing garden with a light coloured patio area perfect for entertaining, leading to a lawn with raised flower beds to the side and rear, a BBQ area and a wooden storage shed.





ACCOMMODATION

Porch

Entrance Hall

Kitchen

11'5 x 8'3 (3.48m x 2.51m)

Utility

8'3 x 6'6 (2.51m x 1.98m)

Living Room

22'3 x 14'8 (6.78m x 4.47m)

Snug

11'1 x 9'6 (3.38m x 2.90m)

W.C.

FIRST FLOOR

Landing

Bedroom

11'4 x 11'2 (3.45m x 3.40m)

En-Suite

Bedroom

12'10 x 12'7 (3.91m x 3.84m)

Bedroom

11'5 x 8'3 (3.48m x 2.51m)

Bedroom

9'10 x 7'9 (3.00m x 2.36m)

Bathroom

OUTSIDE

Frontage

Rear Garden

Garage

16'1 x 9'6 (4.90m x 2.90m)



Floor Plan



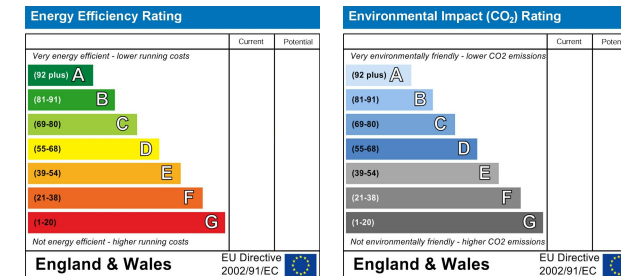
Total area: approx. 141.4 sq. metres (1521.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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.

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