



13 Tennyson Road, St. Albans, AL2 3HX

Guide price £995,000 Freehold



ESTATE AGENTS



## 13 Tennyson Road

St. Albans, AL2 3HX

Brought to market by a local developer well known for the high quality finish of their builds, this stunning link detached family home is superbly located in the popular residential area of Chiswell Green with excellent local schools, park and amenities close by and easy access to the M1/M25/A1M motorways.

This beautifully presented home offers 4 good-sized double bedrooms, of which 2 are en-suite and one offers a walk-in fully fitted wardrobe by Neatsmith. A further 2 double bedrooms share a family bathroom, and there's also the benefit of a downstairs WC.

Presented in brand new condition throughout, a feeling of space and light hits you as you enter the home. The impressive open plan lounge/kitchen/diner opens out to the patio and lawned garden beyond via bi-fold doors. The ground floor also benefits from a home office and an additional reception room, ideal for flexible living, hybrid working and family space.

The attention is in the detail, with much thought gone in to the layout and luxurious interiors of this fine home, from the quality Audus kitchen to the wardrobe and storage solutions to the boot/utility room offering both cloakroom and utility space. The home also has the added benefit of solar power for energy efficiency, side access to the garden and driveway parking for up to 3 cars, with port allowed for electric car charging.







## ACCOMMODATION

Entrance Hall

**Kitchen/Lounge/Dining Room**  
22'8 x 16'8 (6.91m x 5.08m)

**Utility/Cloakroom**  
13'2 x 7'3 (4.01m x 2.21m)

**Family Room**  
17'5 x 9'7 (5.31m x 2.92m)

**Study**  
10'7 x 7'3 (3.23m x 2.21m)

W.C.

## FIRST FLOOR

Landing

**Bedroom**  
20'6 x 13'1 (6.25m x 3.99m)

Walk in Wardrobe

En-Suite

**Bedroom**  
14'8 x 12'9 (4.47m x 3.89m)

En-Suite

**Bedroom**  
20'6 x 9'10 (6.25m x 3.00m)

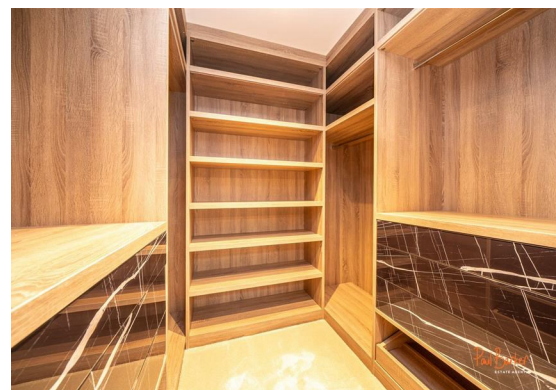
**Bedroom**  
16'6 x 7'9 (5.03m x 2.36m)

Family Shower Room

## OUTSIDE

Frontage

Rear Garden





## Floor Plan



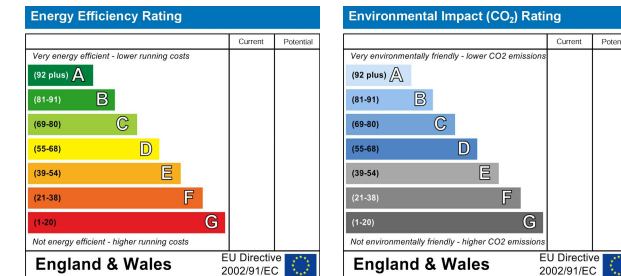
Total area: approx. 178.8 sq. metres (1924.2 sq. feet)

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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