



8 Grange Street, St. Albans, Hertfordshire AL3 5NB

Guide price £1,150,000 Freehold



This striking three bedroom semi-detached residence, has been carefully and lovingly remodelled, blending superior workmanship with exceptional natural materials to form a beautiful home of unrivalled quality with the rare benefit of secure off street parking.

Wonderfully positioned within minutes' walk from the historic City centre and mainline railway station with regular fast trains reaching St Pancras International within twenty minutes.

The accommodation is accessed via a bespoke solid oak front door, painted in Benjamin Moore Heritage Red; giving the door a lustrous eye-catching finish. Step inside the welcoming entrance hall and to your right, is a custom made oak veneer, coat and shoe store, which also houses the power meters and the home security control panel. Also in the hall is a convenient cloakroom/W.C. with glazed onyx tiles from Terzetto Tiles of St Albans, with a low flush toilet, a wall to wall mirror and cupboards under the basin.

Throughout the house the bespoke internal doors are all fireproof; oak veneered with brushed, heavyweight stainless steel handles. The ground floor has the same beautiful European oak floor boards.

The comfortable bay fronted lounge with Plantation shutters enjoys three walls panelled with veneered European oak slats, with discrete down lighting, this creates a beautiful glow to the walls and if used on it's own, it gives a cosy feel to the room. The Media Wall has space for a fifty-five inch flat television screen with a shelf below for a soundbar. Below the TV area is a wall mounted flame-effect electric fire, offering multiple coloured flames, variable brightness settings plus sound effects and of course heating.

The lounge flows through to the kitchen/diner with French doors and plantation shutters giving access to the garden and a window to the rear. The stylish fitted kitchen; wall and base oak veneered units with Bosch integrated appliances including a thermal oven, oven/microwave, extractor hood, induction hob, fridge freezer, washing machine/ drier and dishwasher.

The staircase has the same European Oak wood on the treads, leading to the spacious first floor landing with Louis Paulsen Globe lighting, mirrored in each of the bedrooms. Just above the staircase is the airing cupboard, it has floor to ceiling doors with open slat shelving to store bed linen, towels, blankets & duvets.

The generous master bedroom has floor to ceiling French Doors with a Juliet Balcony, that looks onto the charming private patio garden.





The master and second double bedrooms both have bespoke oak panelled wardrobes with movement sensors, that light up when the doors are opened. The two bathrooms; the en-suite for the main bedroom at the rear of the house and the family bathroom, have the same Terzetto tiles as the WC, with toilets and sinks supplied by C.P Hart St Albans. Both bathrooms have large mirrored cupboards above the sinks; that light up when open, with USB and toothbrush charging inside. Both bathrooms have energy saving electric towel radiators that can be controlled by mobile phones. The well-proportioned single bedroom enjoys pleasing views of the front garden via a Plantation shutter framed window. All three bedrooms have newly laid matching carpet.

The south facing frontage has been carefully landscaped with reclaimed Yorkstone Flags, with bespoke steel railings and gates in the style of Scottish architect, Charles Renee McIntosh, these were hand made by C&C Steel Fabricators of Sheffield. The house is enhanced by carefully selected mature White Wisteria Floribunda Alba and White Jasmine Trachelospermum jasminoides to give colour, shape and fragrance around the window, door and walls. Time-controlled lighting around the planting and door gives a warm welcome after sunset. A trickle watering system ensures all the plants are kept in the best possible condition.



The rear garden has been totally refurbished and designed to provide a low maintenance private space to relax and entertain friends. The pine Venetian fencing is back-lit, giving the Night Garden an exceptional feel; the imaginative planting, carefully chosen for colour and leaf shape and the back-lit waterfall fountain make this a beautiful place to enjoy a morning coffee or an evening cava as the sun sets.

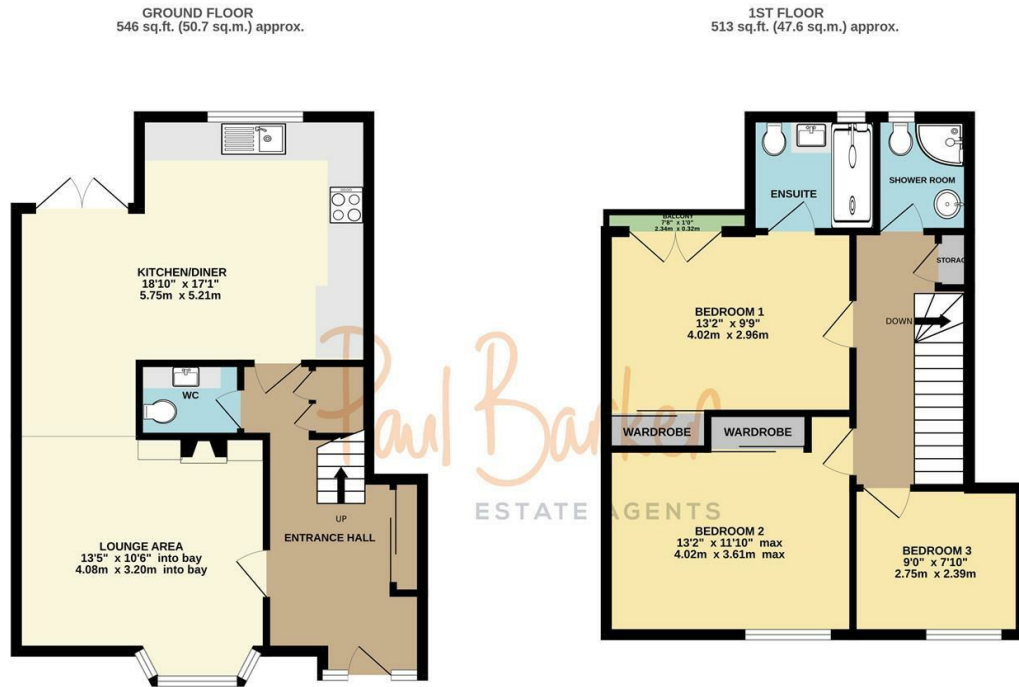
The panelled back gate leads to the private car parking space reserved for No 8 Grange Street.

This is truly an exceptional property that will be a beautiful home to live in.



Paul Barker  
ESTATE AGENTS

# Floor Plan



TOTAL FLOOR AREA : 1059 sq.ft. (98.3 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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## 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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## Energy Efficiency Graph

