



32 Ellis Fields, St. Albans, Hertfordshire AL3 6BQ

Guide price £1,495,000 Freehold



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St. Albans, Hertfordshire AL3 6BQ

An attractively presented and extremely spacious, five double bedroom detached house set in a secluded position within highly sought-after Ellis Fields development.

This wonderful home offers superbly planned and flexible accommodation arranged over three floors with a 'heart of the home' dual aspect kitchen/diner with island unit. There's a comfortable lounge with doors to the rear garden. Additional ground floor features include a snug, study, conservatory, utility room and a cloakroom/W.C.

On the 1st floor there are two impressive double bedrooms, each with an en-suite and two further double bedrooms serviced by a family bathroom. The 2nd floor offers a generous master bedroom with an en-suite bathroom, fitted wardrobes and excellent eaves storage.

Externally, a driveway provides off street parking for two cars in front of the garage. To the rear is a charming sunny south-east facing garden with a covered veranda, ideal for all year round use, a pleasant lawn and further patio area at the rear of the garden and a wooden shed.

Ellis Fields is a prestigious development situated approx. 1 mile from the City Centre and mainline Station into St Pancras International and close to the highly regarded St Albans Girls School and Garden Fields Junior School.





ACCOMMODATION

Entrance Hall

Cloakroom W.C.

Lounge

15'8 x 15'2 (4.78m x 4.62m)

Kitchen/Dining Room

21'4 x 16'3 max (6.50m x 4.95m max)

Snug

11 x 9'3 (3.35m x 2.82m)

Study

9'6 x 8'6 (2.90m x 2.59m)

Conservatory

12'3 x 7'4 (3.73m x 2.24m)

Utility Room

8'2 x 6'11 (2.49m x 2.11m)

Garage

17'7 x 8'2 (5.36m x 2.49m)

FIRST FLOOR

Bedroom

16'3 x 15'11 (4.95m x 4.85m)

En-Suite

Bedroom

16'10 x 12'4 max (5.13m x 3.76m max)

En-Suite

Bedroom

12'2 x 8'6 (3.71m x 2.59m)

Bedroom

11 x 9'4 (3.35m x 2.84m)

Bathroom

SECOND FLOOR

Bedroom

16'1 x 15'6 (4.90m x 4.72m)

En-Suite

OUTSIDE

Front Garden & Off Street Parking

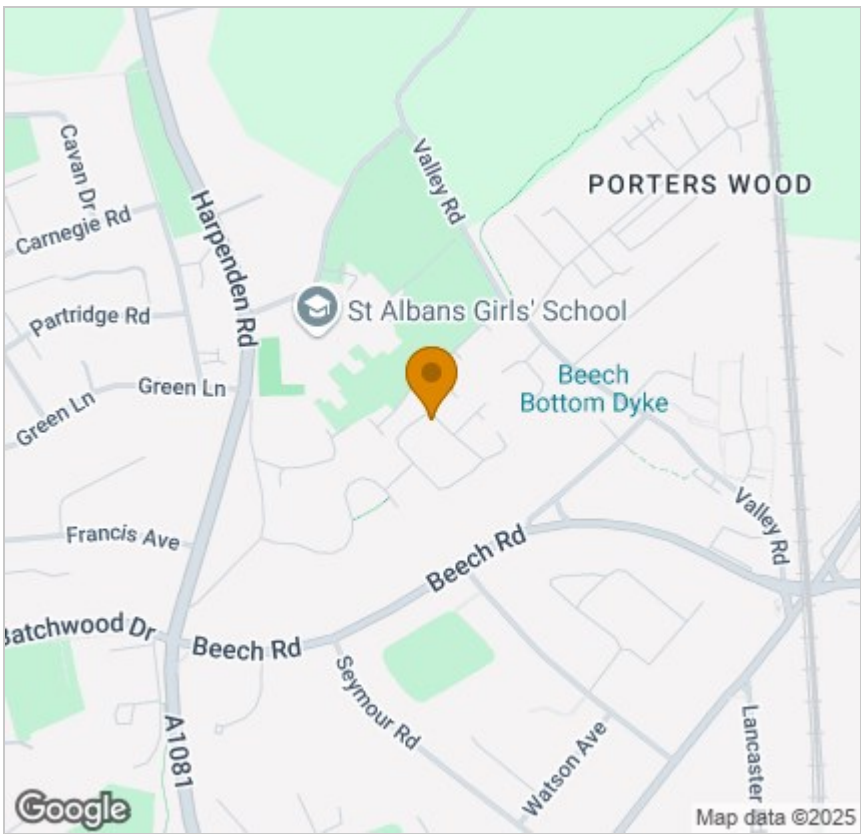
Rear Garden

50'2" x 35 (15.29m x 10.67m)

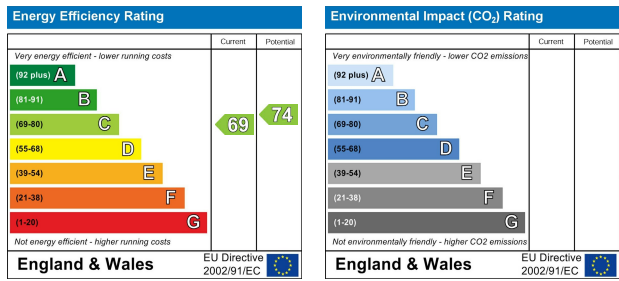
Floor Plan



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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