



17 Foxcroft, St. Albans, AL1 5SW

Guide price £1,150,000 Freehold



17 Foxcroft

St. Albans, AL1 5SW

An attractively presented four double bedroom detached house on a highly sought after road in a popular residential area of St Albans. The property has been skilfully extended to the side and rear to offers generous accommodation of just over 1900 sq.ft./178sq.m with a delightful southwest facing rear garden.

The accommodation begins with a welcoming entrance hall with stairs to the first floor and doors to rooms including a convenient W.C. The generous lounge enjoys views of the rear garden and double doors lead through to the kitchen/dining room with a quality fitted kitchen with a range of wall and base units and integrated appliances. There's a door giving access to the side passageway and double sliding doors leading through to a comfortable family room with double doors to the rear garden. In addition, there's a useful utility room and a private study and internal access to the garage. The first floor landing provides access to the loft and doors to rooms including the master bedroom with double doors opening to a Juliet balcony and there's a quality en-suite bathroom. The second double bedroom also enjoys a quality four-piece bathroom suite and there are two further double bedrooms and a modern style shower room.

Externally there's a block paved driveway offering ample off-street parking and established bushes and hedges providing natural screening from the pavement. To the rear is a wonderfully private mature 85ft. garden with an extensive patio area, ideal for entertaining leading to a lawn with a variety of established plants, bushes and trees to the sides.

Foxcroft is a highly desirable address within close proximity of sought after local schools including Cunningham Hill & Samuel Ryder Academy. The main line train station to St Pancras International is within 1 mile and there is also a parade of local shops close to hand.





ACCOMMODATION

Hallway

Lounge

22'11 x 13'5 (6.99m x 4.09m)

Family Room

11'1 x 10'1 (3.38m x 3.07m)

Dining Room

11 x 10'6 (3.35m x 3.20m)

Kitchen

12'7 x 11 (3.84m x 3.35m)

Study

10'11 x 6'7 (3.33m x 2.01m)

Utility Room

Garage

FIRST FLOOR

Landing

Bedroom

21'6 x 10'4 (6.55m x 3.15m)

En-Suite

Bedroom

22'5 x 9'11 (6.83m x 3.02m)

En-Suite

Bedroom

14'9 x 8'2 (4.50m x 2.49m)

Bedroom

13'11 x 7'6 (4.24m x 2.29m)

Shower Room

OUTSIDE

Frontage

Rear Garden

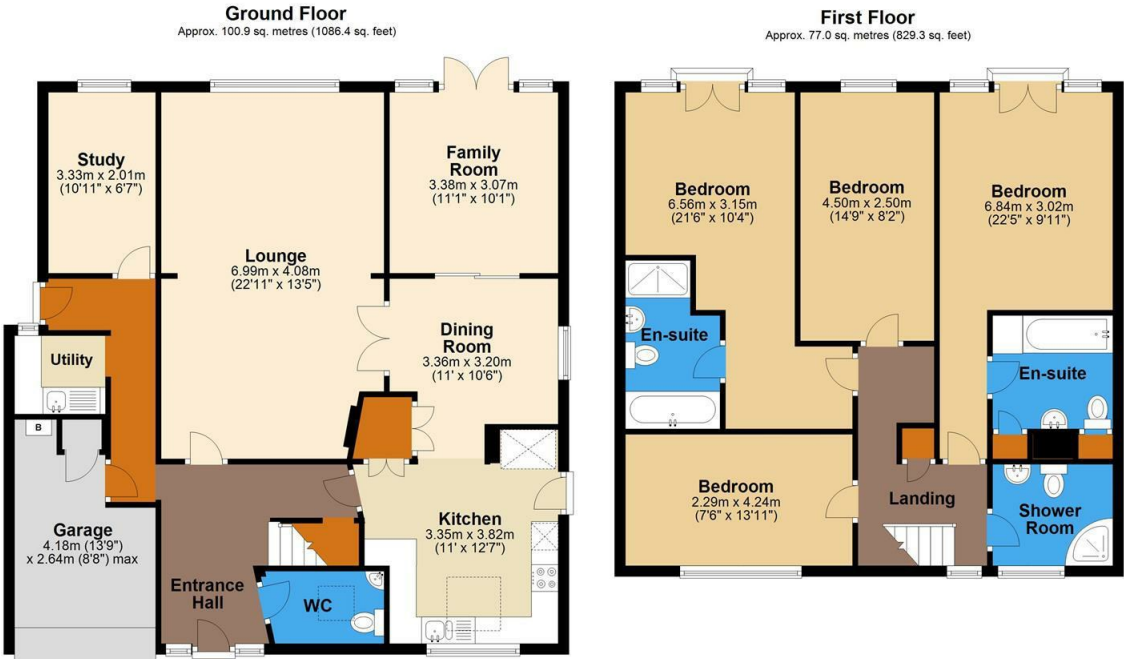
85 (25.91m)

Garage

13'9 x 8'8 (4.19m x 2.64m)



Floor Plan



Total area: approx. 178.0 sq. metres (1915.6 sq. feet)

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

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

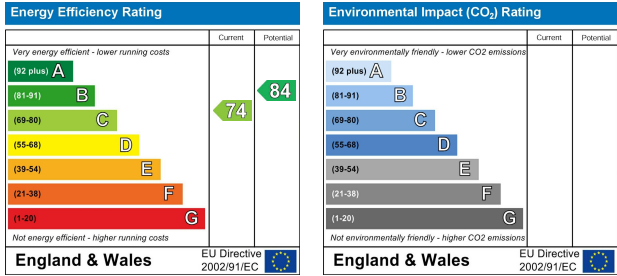
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Area Map



Energy Efficiency Graph



Paul Barker
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