



12 Ellis Fields, St. Albans, AL3 6BQ
Guide price £1,350,000 Freehold



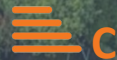
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Paul Barker
ESTATE AGENTS

12 Ellis Fields

St. Albans, AL3 6BQ

Located in a sought-after exclusive development is this exceptional family home of circa 3200sq.ft in a superb position overlooking a wonderful green and Beech Bottom dyke with mature established trees. This fine residence is arranged over three floors offering flexible accommodation and benefits from the recent addition of a balcony, a double garage and loft conversion potential.

Conveniently located within 263 meters of St Albans Girls School, 1557 meters of Sandringham School and 1781 meters of the mainline train station.

The house begins with porch linking into a welcoming hallway with doors to rooms including a generous family room, study, utility room, cloakroom and internal access to the double garage.

The impressive first floor landing gives access via double doors to the spacious lounge with a fireplace and access to the balcony enjoying views of the green. In addition, there's a well-equipped kitchen/breakfast room, formal dining room, home office/guest bedroom and a cloakroom/W.C.

The second-floor landing has a hatch to the loft and doors to rooms including the master bedroom benefitting from a range of fitted wardrobes and an updated en-suite bathroom. The second bedroom also benefits from an en-suite and walk-in wardrobe. There are two further double bedrooms and a family bathroom.

Externally, a driveway provides off road parking leading to the double garage and a lawn area with established bushes and feature brick wall offering seclusion from the pavement. To the rear is a wonderfully private part-walled garden with a patio area leading to a shaped lawn with a further extensive patio area and decked area providing a wonderful entertaining area.

Ellis Fields is a prestigious development situated approx. 1 mile from the City Centre and mainline Station with a fast train reaching St Pancras International.





ACCOMMODATION

Porch

Hallway

Family Room

29'9 x 14'7 (9.07m x 4.45m)

Study

11'10 x 10'8 (3.61m x 3.25m)

Utility Room

11'6 x 7 (3.51m x 2.13m)

Cloakroom/W.C.

Double Garage

21'1 x 19'9 (6.43m x 6.02m)

FIRST FLOOR

Landing

Lounge

20'4 x 17'3 (6.20m x 5.26m)

Balcony

Dining Room

18 x 12'9 (5.49m x 3.89m)

Kitchen/Breakfast Room

17'7 x 11'11 (5.36m x 3.63m)

Office/Guest Bedroom

10'9 x 10'3 (3.28m x 3.12m)

Cloakroom/W.C.

SECOND FLOOR

Landing

Master Bedroom

24 x 15'3 max (7.32m x 4.65m max)

En-Suite

Bedroom 2

12'4 x 10'9 (3.76m x 3.28m)

En-Suite

Bedroom 3

14'4 x 11'3 (4.37m x 3.43m)

Bedroom 4

12'8 x 10'9 (3.86m x 3.28m)

Bathroom

EXTERIOR

Frontage/Parking

Rear Garden

Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

