



17 Ellis Fields, St. Albans, AL3 6BG

Guide price £1,000,000 Freehold



17 Ellis Fields

St. Albans, AL3 6BG

This wonderfully spacious 3-4 bedroom townhouse (2230 sq.ft.) is nestled within the prestigious Ellis Fields development, offering a superb position overlooking a tranquil green and Beech Bottom Dyke, surrounded by mature, established trees. Recently re-modelled to provide contemporary open-plan living, the property boasts highly flexible accommodation arranged over three floors.

Upon entering, via covered front door, leads to a welcoming hallway with stairs to the first floor and doors to various rooms, including a courtesy door into the integral garage. A family room with double doors opens onto the garden, while a versatile study/bedroom 4 offers easy access to a modern shower room/W.C.

The first floor landing flows into the impressive dual-aspect lounge/dining room, where high ceilings enhance the sense of light and space. The stylish, re-fitted kitchen features a range of wall and base units with elegant granite worktops and a suite of integrated appliances, making it a perfect space for culinary creativity.

The second floor landing provides access to a generous loft with potential for conversion, as well as doors to the well-appointed bedrooms. The primary bedroom benefits from a walk-in wardrobe and a luxurious en-suite shower room. There are two further double bedrooms and a modern family bathroom, each finished to a high standard.

Externally, the property offers off-street parking at the front, and to the rear, a private garden with a patio ideal for entertaining. The lawned area is surrounded by mature bushes, plants, and trees, offering privacy and a tranquil atmosphere.

Situated approximately 1 mile from the City Centre and mainline station, Ellis Fields is within easy reach of excellent transport links, including a fast train service to St Pancras International, making it ideal for commuters.





ACCOMMODATION

Entrance Hall

Family Room

12'1 x 11'5 (3.68m x 3.48m)

Study

12'1 x 11'2 (3.68m x 3.40m)

Shower Room

FIRST FLOOR

Lounge/Dining Room

32'8 x 18'3 (9.96m x 5.56m)

Kitchen

11'2 x 12'1 (3.40m x 3.68m)

SECOND FLOOR

Landing

Bedroom

13'8 x 12'2 (4.17m x 3.71m)

Walk-in Wardrobe

En-Suite

Bedroom

12'10 x 11'3 (3.91m x 3.43m)

Bedroom

12'1 x 11'2 (3.68m x 3.40m)

Bathroom

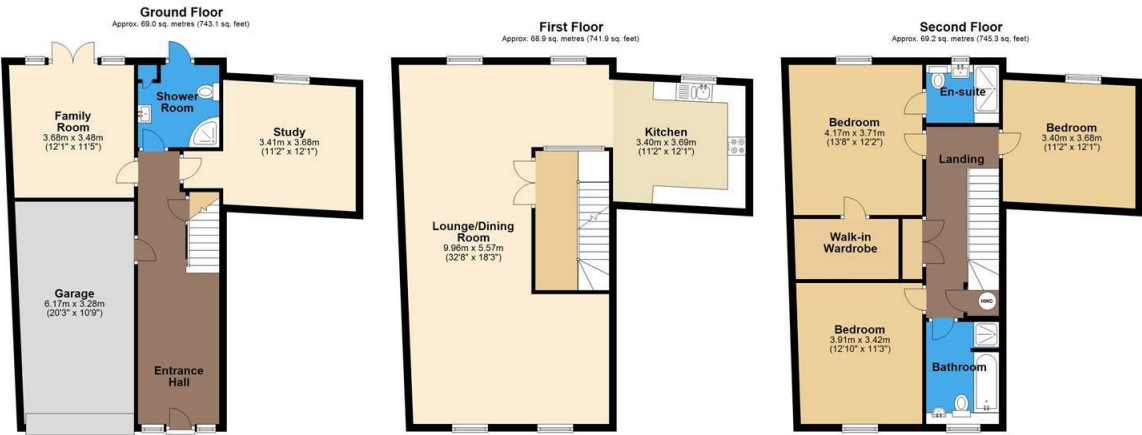
OUTSIDE

Frontage

Rear Garden

Garage

Floor Plan



Total area: approx. 207.2 sq. metres (2230.2 sq. feet)

The Floor Plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

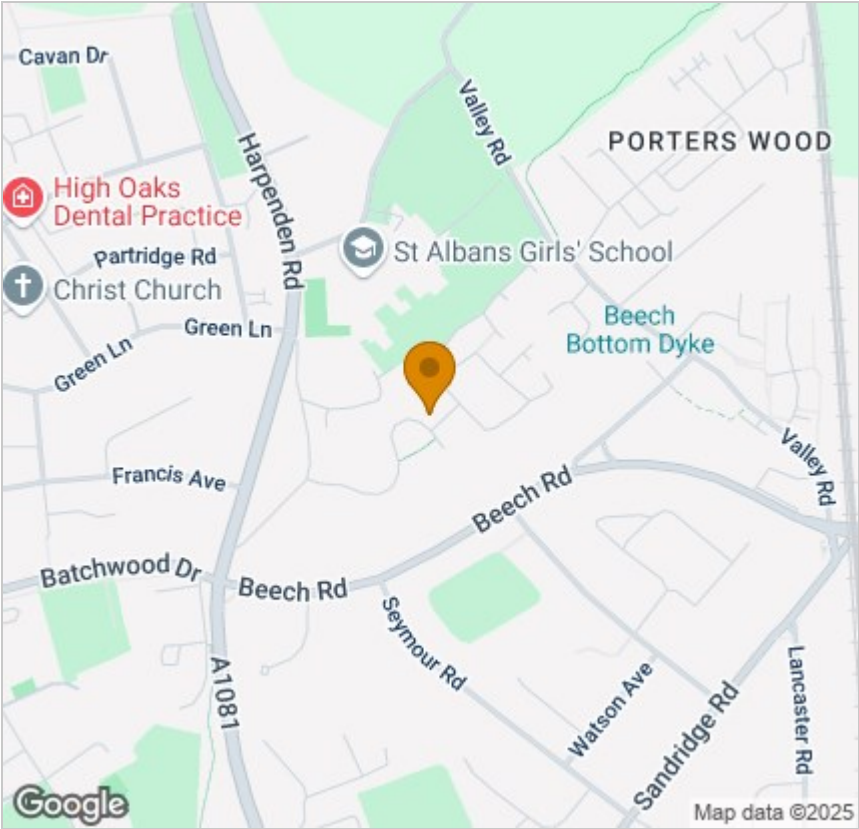
Viewing

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

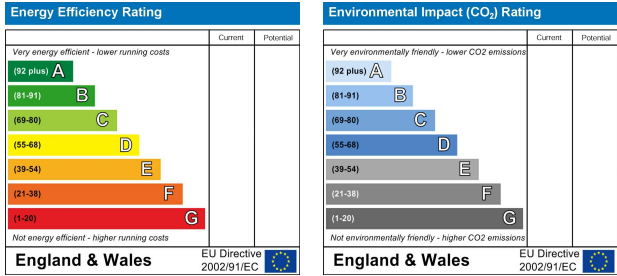
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS