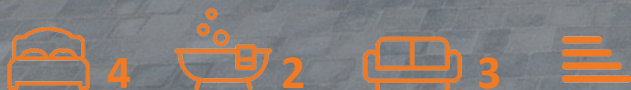




3a Cloister Garth, St Albans, Herts AL1 2HT

Guide price £750,000 Freehold



Paul Barker
ESTATE AGENTS

3a Cloister Garth

St Albans, Herts AL1 2HT

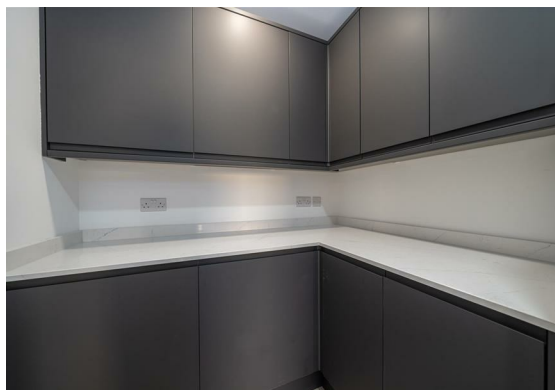
A brand-new, four-bedroom detached home offering stylish and flexible living space across three floors, complete with a 10-year structural defect warranty and no onward chain.

The welcoming entrance hall leads to a convenient cloakroom/WC and provides access to the main living areas which all benefit from underfloor heating. The bright, dual-aspect lounge features generous windows, creating a light and airy feel. At the heart of the home, the stunning open-plan kitchen/dining/family room boasts bi-folding doors to the rear garden and an additional side window, enhancing the sense of space. The contemporary kitchen is beautifully appointed with a range of sleek wall and base units, integrated appliances, and a peninsula island with a breakfast bar. A doorway leads to a useful utility room with additional storage and workspace.

The first-floor landing serves three spacious double bedrooms and a high-quality family bathroom, complete with a separate shower, bath, basin, and WC. The second floor is dedicated to the impressive principal bedroom, which enjoys exceptional ceiling height, front and rear windows, and a stylish ensuite shower room featuring a shower, bath and basin.

Externally, a block-paved driveway provides off-street parking, complemented by raised borders. The generous rear garden offers a paved patio—perfect for entertaining—leading to a wraparound lawn. An eco-friendly air source heat pump provides efficient heating.

Cloister Garth is a peaceful residential close in the sought-after Cottonmill area of St Albans, conveniently located near local shops, well-regarded primary schools, and just 1.75 miles from the mainline station with direct links to St Pancras International. The M25 and M1 motorway networks are also easily accessible.





ACCOMMODATION

Entrance Hall

Lounge

12'0 x 10'9 (3.66m x 3.28m)

Kitchen/Dining/Family Room

26'0 x 13'2 (7.92m x 4.01m)

Utility

7'0 x 6'1 (2.13m x 1.85m)

W.C.

FIRST FLOOR

Landing

Bedroom

14'11 x 9'10 (4.55m x 3.00m)

Bedroom

12'5 x 9'10 (3.78m x 3.00m)

Bedroom

11'1 x 9'3 (3.38m x 2.82m)

Bathroom

SECOND FLOOR

Bedroom

17'10 x 13'10 (max) (5.44m x 4.22m (max))

En-Suite

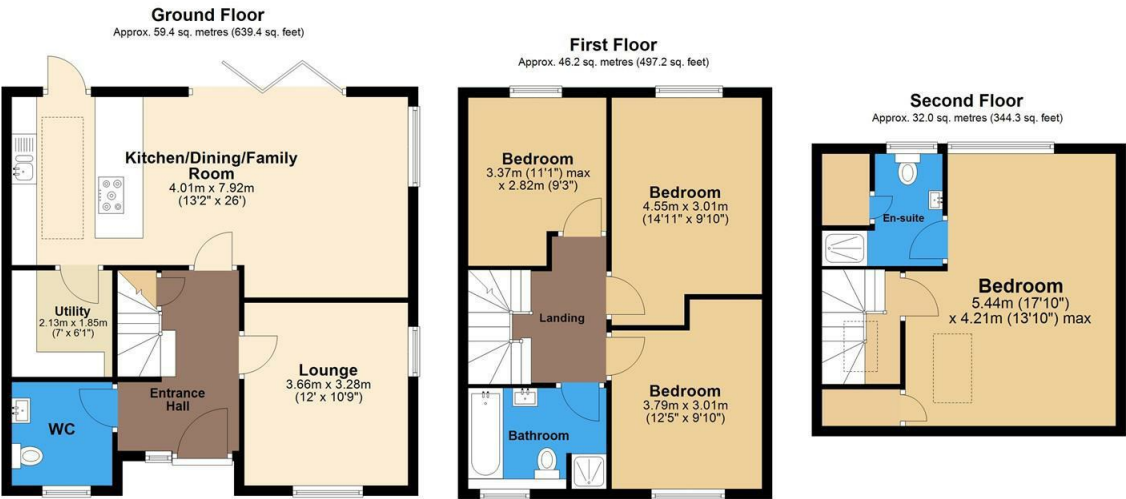
OUTSIDE

Frontage

Rear Garden



Floor Plan



Total area: approx. 137.6 sq. metres (1480.9 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.

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

