



2 The Rise, St. Albans, Hertfordshire AL2 2NT

Guide price £800,000 Freehold



## 2 The Rise

St. Albans, Hertfordshire AL2 2NT

An attractively presented and skilfully extended four bedroom semi-detached house with a garage in a quiet close in the popular village of Park Street. This stunning family home provides spacious accommodation with an impressive kitchen/dining/lounge with bi-folding doors opening to a beautiful 100ft south facing garden.

The accommodation begins via a part glazed front door into a welcoming entrance hallway with stairs to first floor and doors to rooms including a downstairs W.C.. There is a cosy snug with a feature fireplace with a real flame gas burner and a useful study/office with bespoke fitted storage. The impressive kitchen/diner offers a high quality fitted kitchen and a stylish curved island unit/breakfast bar. The room opens into a comfortable lounge with a roof light windows, bi-folding doors and a part-glazed ceiling allowing light to flood this wonderful room. A well appointed utility room with a courtesy door to the side concludes the ground floor.

The first floor landing has a window to the side and doors to rooms including the master bedroom with a built-in wardrobe and double doors to a stylish ensuite shower room. There are three further well-proportioned bedrooms and a pleasant family bathroom.

Externally there is a driveway providing off street parking for a number of cars, a curved lawn and rendered walls along both boundary's. The beautiful rear garden is ideal for entertaining with an extensive patio leading to a lawn with established borders. There is a feature green house and raised flower beds to the rear and access to a detached garage with electric door and parking in front.

The Rise is situated to the south of St Albans on the edge of Park Street village and is within walking distance of the day to day amenities and a short drive of St Albans City centre, the train station in Park Street and the M25 & M1 motorway network.





## ACCOMMODATION

Hallway

W.C.

Snug

11'5 x 11'5 (3.48m x 3.48m)

Utility

Study/Office

10'2 x 8'11 (3.10m x 2.72m)

Kitchen/Diner

19'8 x 11'9 (5.99m x 3.58m)

Lounge

19'0 x 18'10 (5.79m x 5.74m)

## FIRST FLOOR

Landing

Bedroom 1

11'7 x 9'1 (3.53m x 2.77m)

En-Suite

Bedroom 2

19'5 x 8'11 (5.92m x 2.72m)

Bedroom 3

11'11 8'11 (3.63m 2.72m)

Bedroom 4

9'0 x 8'8 (2.74m x 2.64m)

Bathroom

## OUTSIDE

Front Garden

Rear Garden

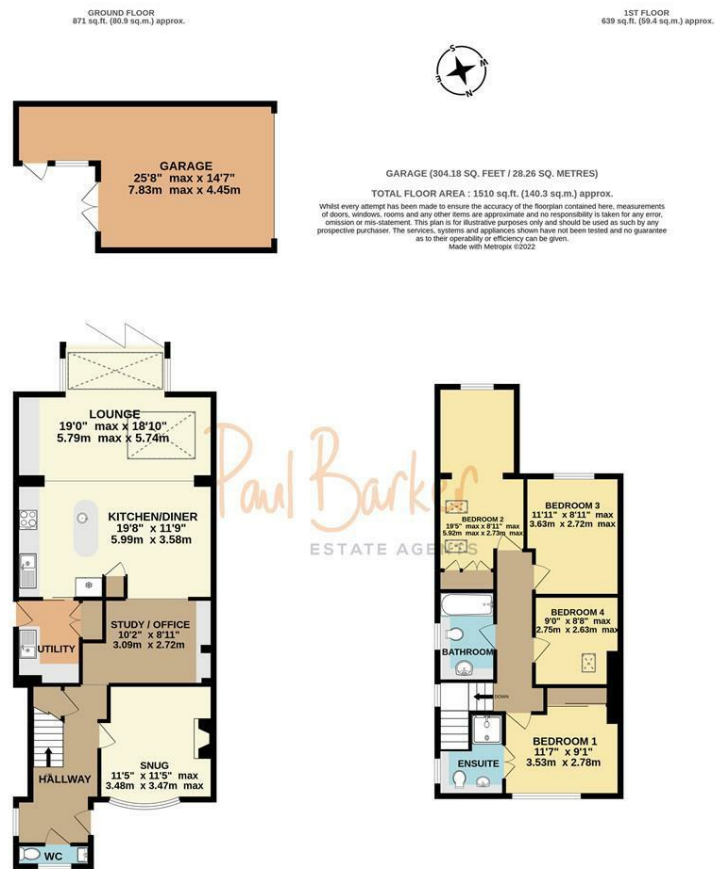
100 (30.48m)

Garage

25'8 x 14'7 (7.82m x 4.45m)



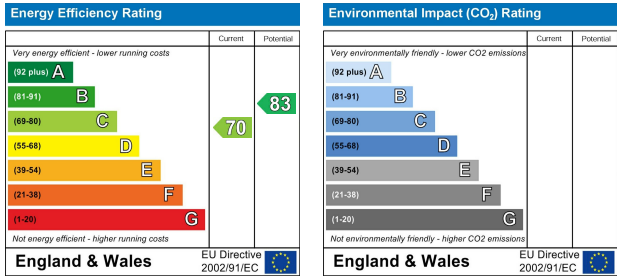
Floor Plan



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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