



18 Blake Close, St. Albans, AL1 5SG

Guide price £1,355,000 Freehold





## 18 Blake Close

St. Albans, AL1 5SG

Situated in a quiet close to the south-east of St Albans city centre, this outstanding five-bedroom detached residence has been expertly extended and reconfigured by the current owners to offer stylish, versatile living space of approximately 2,165 sq. ft.

Upon entering, you are welcomed by a spacious entrance hall featuring a cloakroom/WC and a useful coat cupboard. The elegant lounge boasts a feature log burner and flows seamlessly via double doors into the stunning open-plan kitchen/dining/family room—the true heart of the home. This impressive space features a high-spec fitted kitchen with an island unit, integrated appliances, and twin sets of bi-folding doors opening onto the rear garden, perfect for indoor-outdoor living. A utility room and internal access to the garage provide added practicality.

Upstairs, the generous landing includes loft access and leads to five well-proportioned bedrooms. The principal suite is a highlight, with a part-vaulted ceiling, Juliette balcony, walk-in wardrobe, and a luxurious ensuite shower room. The second bedroom also benefits from fitted wardrobes and its own modern ensuite. Three further bedrooms—two with fitted storage—are served by a beautifully appointed family bathroom with a bath, separate shower, basin, and WC.

Outside, the property offers a driveway with ample off-street parking, garage access, and a side passageway to the rear garden. The private, landscaped garden features a full-width patio ideal for entertaining, complete with a bespoke outdoor kitchen, power points, and a sink with tap. A manicured lawn, established planting, and a garden shed complete this inviting space.

Blake Close is a sought-after cul-de-sac with a central green, conveniently located near highly regarded schools such as Cunningham Hill and Samuel Ryder Academy. St Albans mainline station, offering services to St Pancras International, is within a mile, with local shops also close by.







## ACCOMMODATION

### Lounge

19' x 12'6 (5.79m x 3.81m )

### Kitchen/Dining/Family

30'7 x 21'7 (9.32m x 6.58m)

### Utility

### Cloakroom/WC

## FIRST FLOOR

### Principle Bedroom

21'9 x 12'2 (6.63m x 3.71m)

### Walk-in Wardrobe

### Ensuite

### Bedroom 2

11'2 x 10'11 (3.40m x 3.33m)

### Ensuite

### Bedroom 3

12'6 x 9'10 (3.81m x 3.00m)

### Bedroom 4

16' x 6'7 (4.88m x 2.01m)

### Bedroom5

10'7 x 6'8 (3.23m x 2.03m)

### Family Bathroom

## OUTSIDE

### Frontage/Off Street Parking

### Garage

17'11 x 10'8 (5.46m x 3.25m)

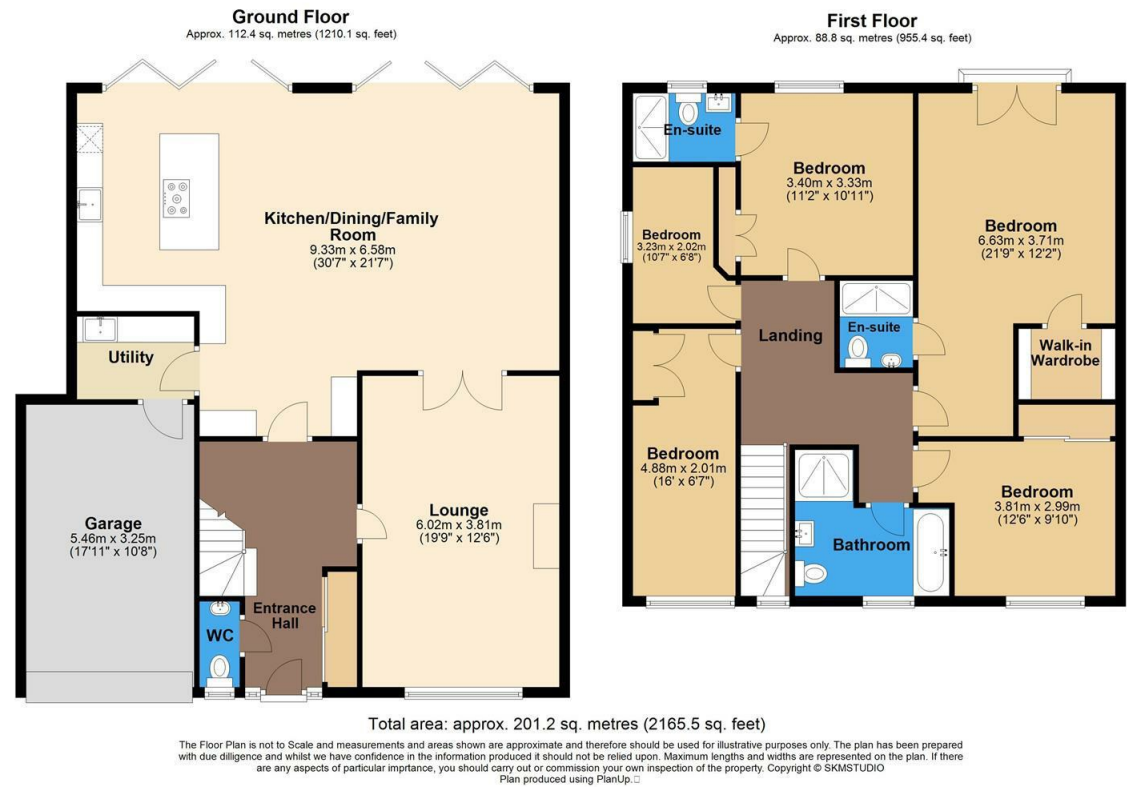
### Rear Garden

70 (21.34m)

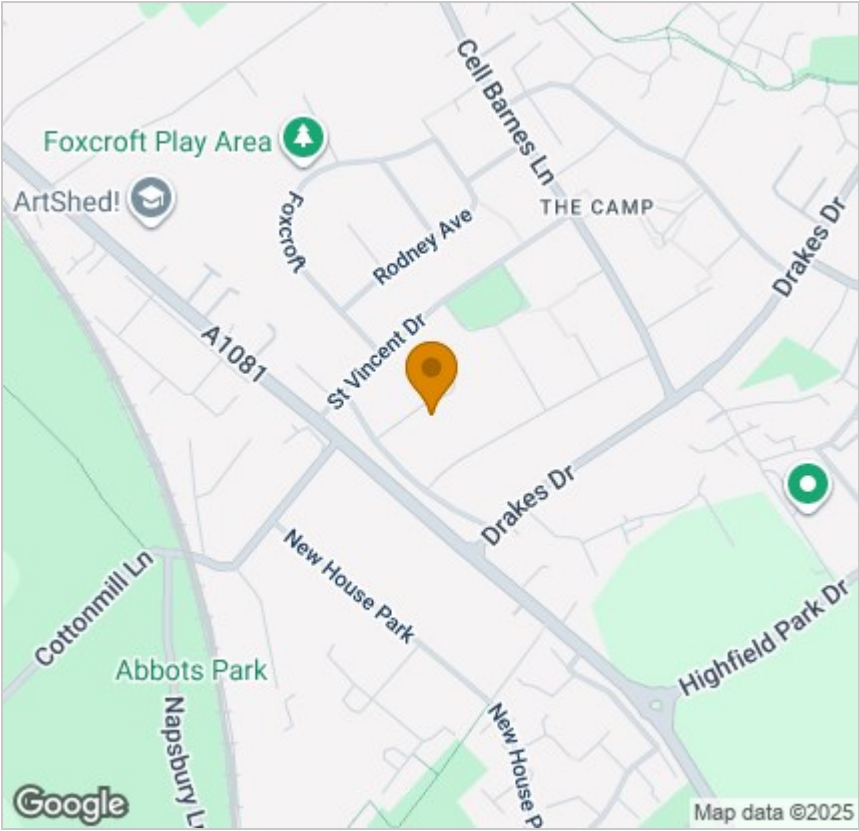




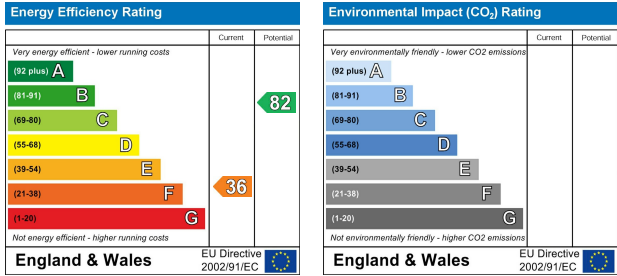
Floor Plan



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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