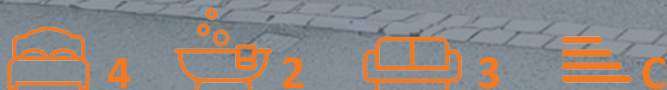




7 Flint Way, St. Albans, AL3 6DU

Guide price £830,000 Freehold



7 Flint Way

St. Albans, AL3 6DU

A stunning four-bedroom semi-detached family home, skilfully extended to the side and rear to create bright, spacious and highly flexible living accommodation, further enhanced by a superb outbuilding in the south-facing rear garden.

A part-glazed front door opens into a useful entrance porch, leading to a welcoming hallway with built-in storage, doors to all rooms and stairs rising to the first floor.

The attractive lounge features a central fireplace with a log burner and stylish herringbone style wood effect flooring. This flows into a sociable kitchen/dining area with a part-vaulted ceiling, bi-fold doors to the rear garden and a high quality fitted kitchen offering an extensive range of units and a mix of integrated and freestanding appliances.

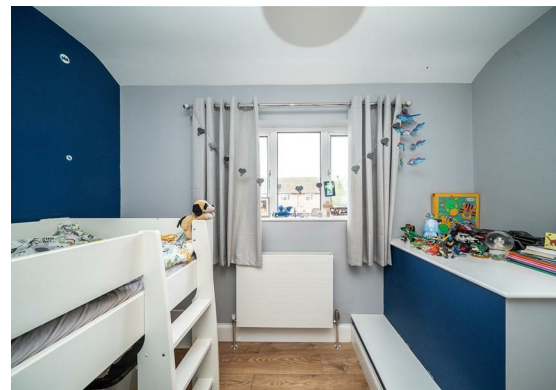
From the kitchen, a door leads to a generous utility room providing access to a downstairs WC and a superb storage room with direct access to both the front and rear gardens. A versatile study completes the ground floor, ideal for remote working or use as a playroom.

Upstairs, the light filled first floor landing gives access to all bedrooms. The principal bedroom overlooks the rear garden and benefits from a stylish ensuite shower room and walk-in wardrobe. Three further well-proportioned bedrooms are served by a modern four-piece family bathroom.

Externally, the property offers a resin driveway with ample off-street parking for multiple vehicles, complete with outside power and a tap. The wonderfully private south-facing rear garden features an extensive patio perfect for entertaining, leading on to a well-kept lawn. At the rear sits a superb and flexible garden building, ideal as a home office or gym, equipped with running water, a basin, a storage room and a shower room/WC.

The location is highly desirable, close to excellent schools, local shops, open green spaces and within easy reach of St Albans City Centre.





ACCOMMOADTION

Porch

Entrance Hall

Lounge

13'4 x 11'1 (4.06m x 3.38m)

Kitchen/Dining Room

20'9 x 21'9 (6.32m x 6.63m)

Utility Room

WC

Study

8'7 x 8'4 (2.62m x 2.54m)

Store Room

FIRST FLOOR

Landing

Bedroom 1

9'2 x 12'1 (2.79m x 3.68m)

En-suite

Bedroom 2

11'2 x 13'2 (3.40m x 4.01m)

Bedroom 3

11'3 x 11'8 (3.43m x 3.56m)

Bedroom 4

8'4 x 10'3 (2.54m x 3.12m)

Bathroom

OUTSIDE

Paved Driveway

Rear Garden

Garden Room/Office

11'11 x 11'11 (3.63m x 3.63m)

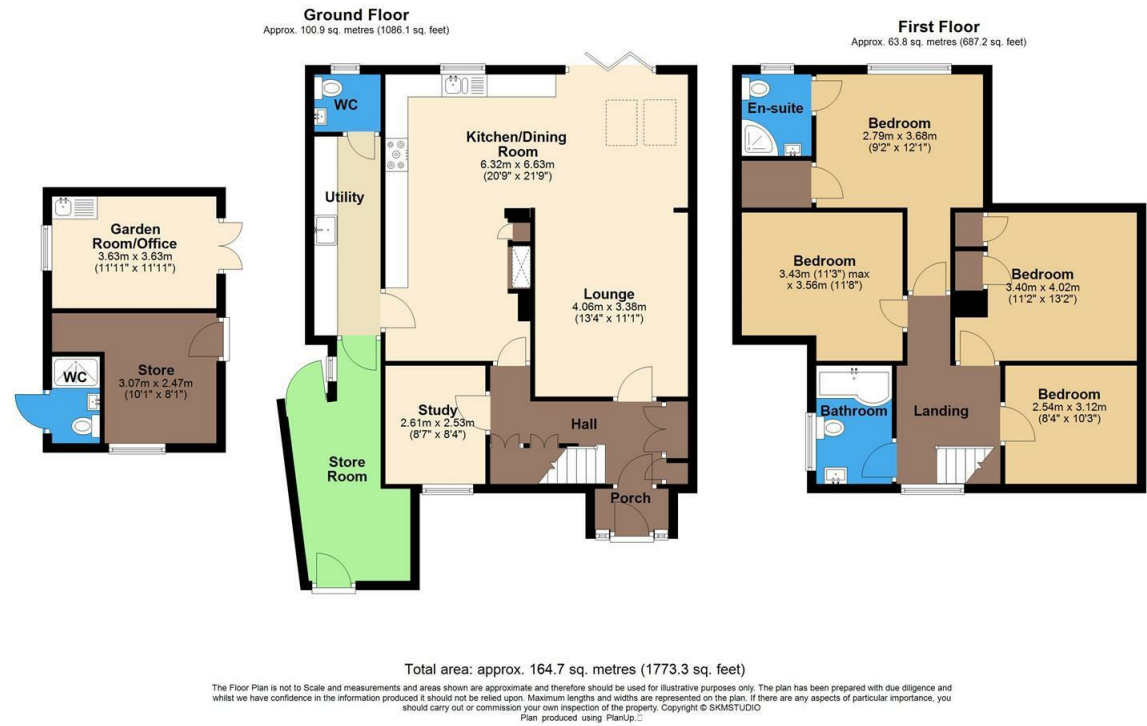
Store Room

10' x 8'1 (3.05m x 2.46m)

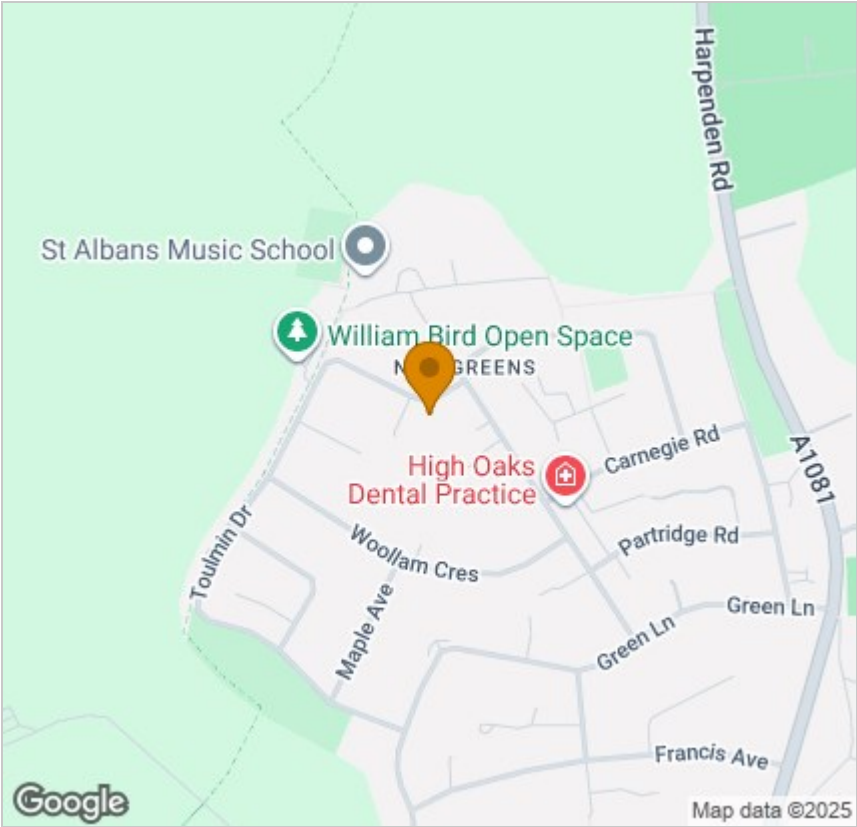
WC/ Shower Room



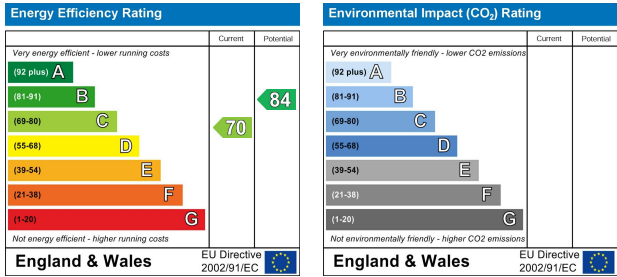
Floor Plan



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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