



## Midway

St. Albans | AL3 4BB

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# STEP INSIDE

## Midway

An exceptional opportunity awaits to realize your dream home. Nestled on Midway in the highly coveted St Stephens area of St Albans, this property boasts planning permission for a five-bedroom, four-bathroom detached house. It will feature cutting-edge energy-saving elements, including an air source heat pump, solar PV panels, and construction with SIPS Eco panels.

This meticulously designed family home offers generously proportioned living spaces, highlighted by a captivating 'heart of the home' kitchen/diner/family room that seamlessly extends to a sunlit south-west facing garden through elegant doors. Complemented by a convenient walk-in larder and easy access to a reception/playroom, the ground floor also features a practical utility room/boot room and a guest cloakroom/W.C. Additionally, there's access to a double garage, which, subject to planning approval, could be transformed into a spacious lounge.

Ascending to the first floor, you'll find four genuinely spacious double bedrooms, including bedroom 1 with a walk-in wardrobe and en-suite, bedroom 2 with an en-suite, and a well-appointed family bathroom. The second floor unveils a luxurious master bedroom suite complete with an impressive walk-in wardrobe, a sumptuous en-suite, and a versatile study.

Externally, the property offers off-street parking at the front and a charming south-west facing garden at the rear.

Renowned local builders, Revamp Home Developments Limited, estimate the current build cost to be approximately £850,000 excluding VAT (subject to fittings choice), with a projected finished value of £2,500,000.







# STEP OUTSIDE

## Midway



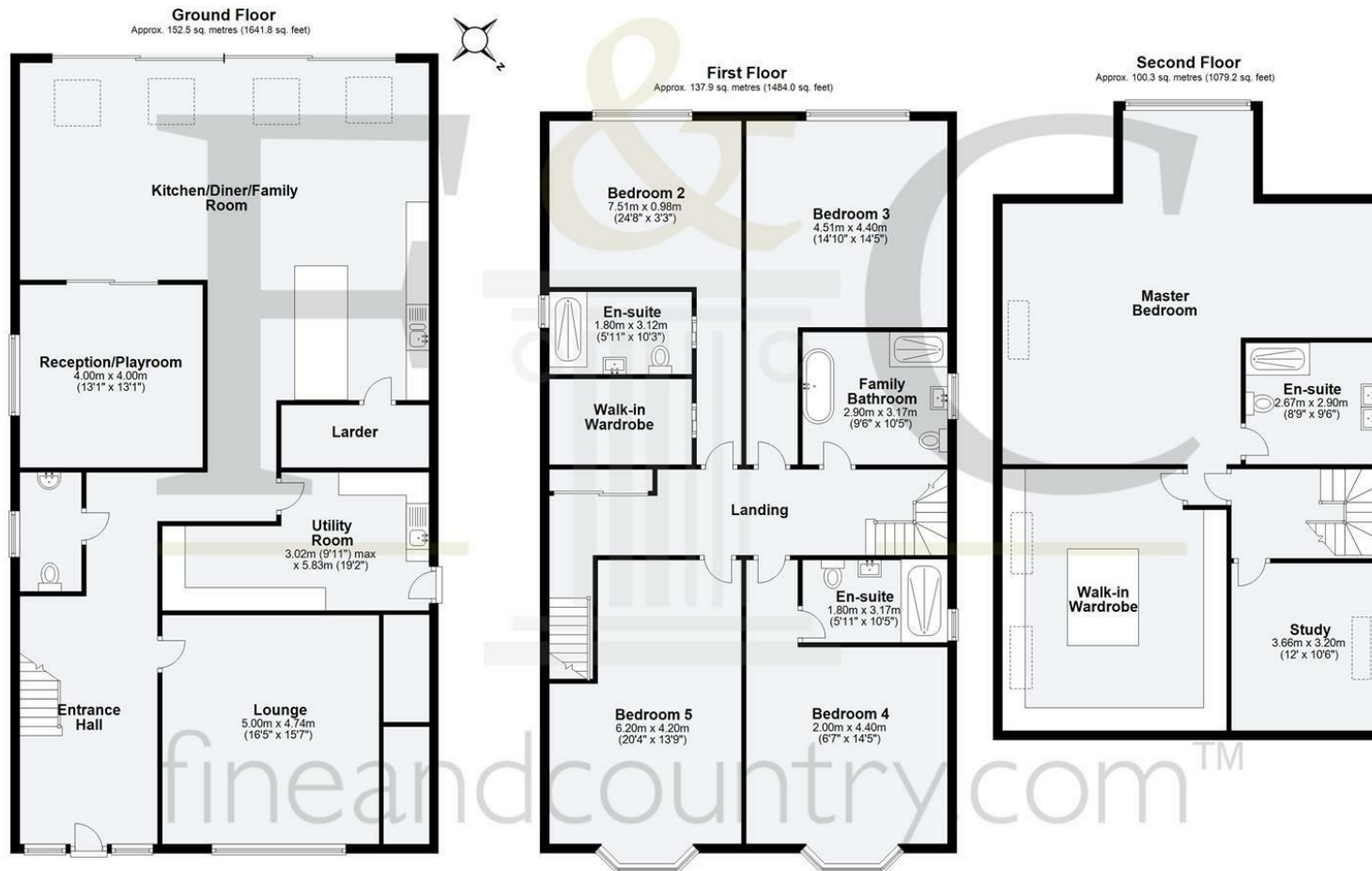
Living in St Albans offers a unique blend of historical charm, modern amenities, and a vibrant community atmosphere. Nestled in the picturesque Hertfordshire countryside yet conveniently located just a short train ride away from central London, St Albans boasts a plethora of benefits for residents.

One of the standout features of St Albans is its rich history and cultural heritage. The city is home to the magnificent St Albans Cathedral, a stunning example of medieval architecture and a focal point of the community. With its roots dating back to Roman times, St Albans is steeped in history, evident in its well-preserved Roman ruins, charming old streets, and historic landmarks dotted throughout the city.

Beyond its historical appeal, St Albans offers residents a high quality of life with its excellent amenities and facilities. The city centre is bustling with a diverse range of shops, boutiques, cafes, and restaurants, catering to every taste and preference. From quaint independent stores to major retail chains, there's something for everyone in St Albans. Additionally, the city boasts a thriving cultural scene, with art galleries, theatres, and music venues hosting events and performances year-round.

St Albans is also renowned for its outstanding schools, making it an ideal location for families. The city is home to several top-rated primary and secondary schools, as well as prestigious independent schools, providing excellent educational opportunities for children of all ages. For those who enjoy the great outdoors, St Albans offers plenty of green spaces and recreational facilities. Residents can explore the beautiful Verulamium Park, with its tranquil lakes, scenic walks, and Roman ruins, or take advantage of the numerous sports clubs and facilities available throughout the city.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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