

Ashwood Mews

St. Albans, AL1 2AY



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Guide Price £625,000

- Two Bedrooms
- Semi-Detached House
 - Private Road
 - Parking for Two Cars
- Garage with Electric Door
- High Ceilings & Fitted Shutters
 - Bathroom & Cloakroom
 - Chain Free
 - EPC Rating: D
 - Council Tax Band: E





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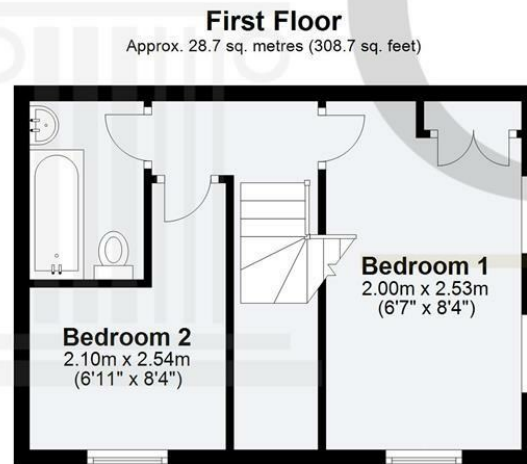
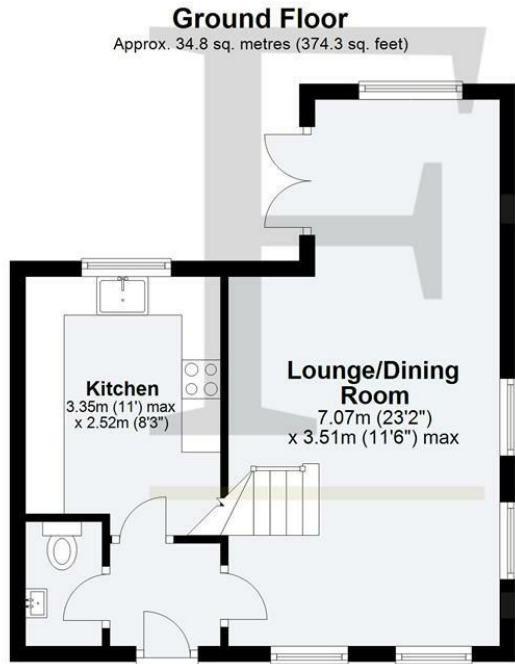
The Power House was built around 1874 by Thomas Mercer as a chronometer workshop. This stunning home, located in a prestigious and private development just south of the city centre, offers unparalleled convenience with easy access to the vibrant heart of the city, the serene Verulamium Park, and the mainline railway station and Abbey Flyer within walking distance.

Step inside to discover bright rooms adorned with elegant features such as high ceilings, double-glazed sash windows, and stylish fitted shutters. The sophisticated interior layout begins with a welcoming entrance hall, a convenient cloakroom, and a modern, well-equipped kitchen. The dual-aspect living/dining room is perfect for both entertaining and relaxing. Upstairs, the luxurious master bedroom offers dual-aspect views and the comfort of air conditioning. The second bedroom, featuring a versatile wall bed, and a contemporary bathroom complete the first floor.

Outside, enjoy the charm of a low-maintenance courtyard garden. The property also includes a separate garage with an automatic door, a dedicated parking space in front of the garage, and an additional parking space on the attractive cobbled area at the front of the house. This exceptional property combines timeless elegance with modern convenience, making it the perfect place to call home.



Fine and Country St Albans
3 London Road, St Albans, AL1 1LA
01727 229799
stalbans@fineandcountry.com



Total area: approx. 76.7 sq. metres (826.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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