



Boyes Crescent

Napsbury Park | Hertfordshire | AL2 1UB

£950,000

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STEP INSIDE

Boyes Crescent

Introducing an exceptional five-bedroom townhouse, one of the largest and most refined homes within the prestigious Historic Napsbury Park Development. This fully refurbished property is located in a coveted gated community, offering an exclusive lifestyle with access to an array of amenities, including expansive parks, tennis courts, a five-a-side pitch, a pavilion, and stunningly maintained, listed grounds.

Planning granted for a stunning single-storey rear extension featuring a sleek roof lantern, energy-efficient solar panels, and modern bi-fold doors—designed to flood your space with natural light while offering seamless indoor-outdoor living. Planning Application 5/2024/1337.

Step into a grand entrance hall that leads to a versatile open-plan kitchen and dining room. This bright, airy space, enhanced by patio doors opening onto a lovely south-facing garden, is perfect for both family life and entertaining. The ground floor also features a recently added cinema room, along with a utility room, cloakroom, and integral garage storage.

The sense of space and light continues on the first floor, with an impressive landing leading to an elegant living room, complete with dual Juliette balconies that span the property's width. Also on this floor, the luxurious principal bedroom suite boasts a stunning en-suite shower room and a well-appointed dressing room.

On the second floor, you'll find three spacious double bedrooms serviced by a stylish family bathroom, along with an additional bedroom that completes the upstairs accommodation.

Outside, the property offers a double-width driveway with an EV charging point, leading to the integral garage. The beautifully landscaped rear garden features multiple decking areas, a woodchip play zone, and a sizable synthetic lawn, creating an inviting outdoor retreat.

Set behind secure electric gates, Boyes Crescent provides an extraordinary opportunity for families seeking elegance, security, and a perfectly balanced living environment. This home truly embodies the essence of refined family living in a sought-after location.









STEP OUTSIDE

Boyes Crescent

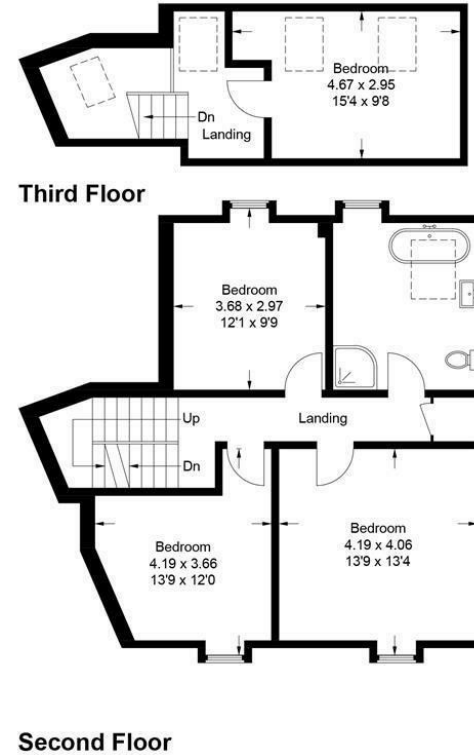
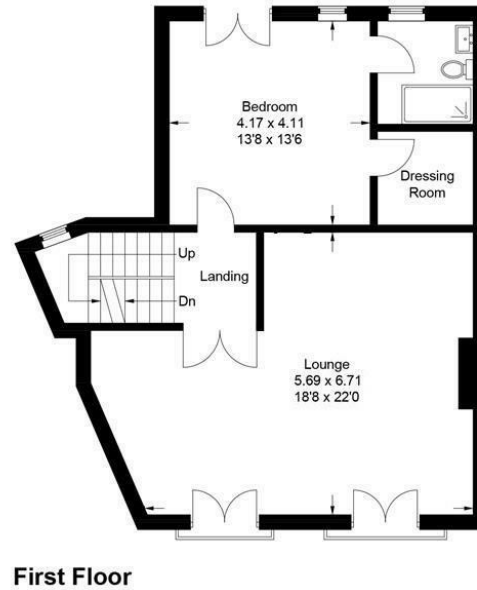
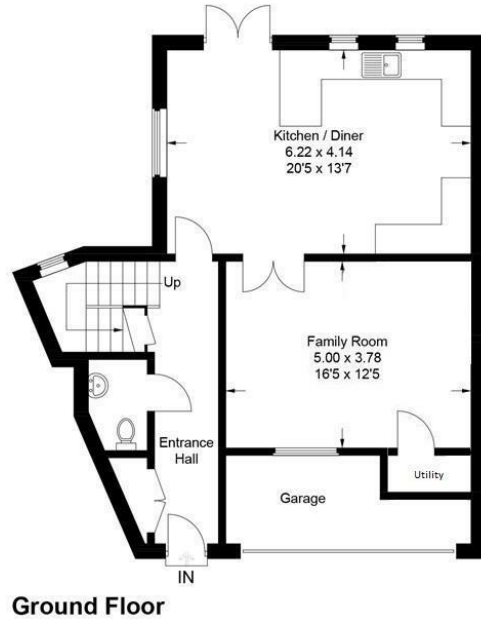
Living in the Napsbury Park Development offers a rare blend of luxury, history, and natural beauty, making it a highly sought-after location for homeowners. Nestled in the tranquil Hertfordshire countryside, the development is set within the beautifully landscaped grounds of a former hospital estate, now a conservation area that boasts lush greenery, mature trees, and peaceful walking paths. Residents enjoy a unique balance of countryside serenity and easy access to nearby towns such as St Albans and London, perfect for those who appreciate both nature and convenience.

The homes in Napsbury Park, including converted apartments and townhouses, are architecturally stunning, with features such as high ceilings, large sash windows, and period charm. These properties have been thoughtfully renovated to combine modern comforts with historic character, creating elegant living spaces that offer both style and function. Spacious interiors, along with ample storage and generous room sizes, make the homes ideal for families, professionals, and retirees alike.

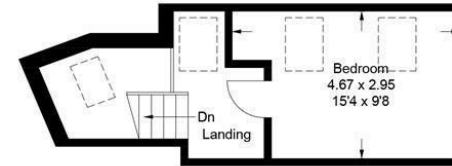
Additionally, the development fosters a sense of community and exclusivity, with well-maintained grounds and a range of shared amenities. Residents benefit from allocated parking, secure surroundings, and access to beautiful parklands that provide a peaceful escape from the busyness of daily life. Napsbury Park is more than just a place to live; it's a lifestyle that promotes relaxation, well-being, and an appreciation for both heritage and modernity.



Approximate Gross Internal Area
 Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 72.0 sq m / 755 sq ft
 Second Floor = 62.3 sq m / 670 sq ft
 Third Floor = 21.8 sq m / 235 sq ft
 Garage = 7.3 sq m / 78 sq ft
 Total = 226.6 sq m / 2,418 sq ft



Third Floor



- Planning granted. Planning Application 5/2024/1337
- Five Bedrooms
- Newly Fitted High-Spec Kitchen
- Large Lounge & Separate Cinema Room
- Luxury Four Piece Bathroom Suite
- Off Street Parking for Two Cars
- South Facing Rear Garden
- Gated Development
- Useful External Storage Retained In The Converted Garage
- Council Tax Band G

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	84
	EU Directive 2002/91/EC 	

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