



Beningfield Drive

Napsbury | Hertfordshire | AL2 1UX

£515,000

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STEP INSIDE

Beningfield Drive

This elegant residence offers a beautifully balanced layout, filled with natural light and thoughtfully styled interiors. Lovingly maintained and tastefully decorated, the home radiates warmth while embracing a sophisticated sense of comfort and style.

The ground floor features a sleek, fully fitted modern kitchen, a convenient cloakroom, and an expansive lounge-diner designed for both relaxation and entertaining. French doors open seamlessly onto a meticulously landscaped rear garden, complete with a patio area, lush lawn, timber shed, and gated side access — a private sanctuary for outdoor enjoyment.

Upstairs, the principal bedroom is a true retreat, luxuriously appointed with built-in wardrobes and a contemporary en-suite shower room. A generous second bedroom and a stylish main bathroom complete this level.

The property also boasts a spacious loft, offering excellent potential for conversion into additional living space (subject to planning consent), making it a home with room to grow.

Externally, the home enjoys the rare benefit of three private parking bays — two positioned directly in front of the property and a third located just adjacent — ideal for guests or multi-car households.









STEP OUTSIDE

Beningfield Drive

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.

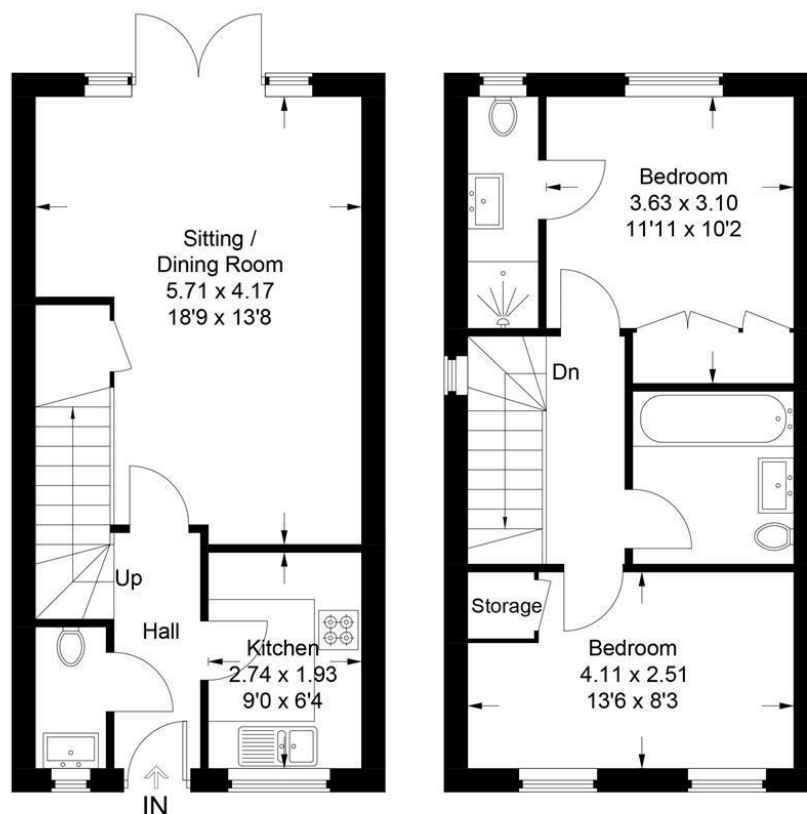
Additionally, the development fosters a sense of community and exclusivity, with well-maintained grounds and a range of shared amenities. Residents benefit from allocated parking, secure surroundings, and access to beautiful parklands that provide a peaceful escape from the busyness of daily life. Napsbury 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 = 35.9 sq m / 386 sq ft
 First Floor = 35.5 sq m / 382 sq ft
 Total = 71.4 sq m / 768 sq ft



- Two Bedrooms
- End of Terrace
- Modern Kitchen
- Large Lounge/Diner
- Beautifully Maintained Rear Garden
- Main Bathroom
- En-suite Shower Room
- Ample Storage
- Three Parking Bays
- Sought After Location



Ground Floor

First Floor

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		
	72	81
England & Wales		EU Directive 2002/91/EC

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