



DAVID CHADWICK
ST ALBANS

9 King Harry Lane
St Albans

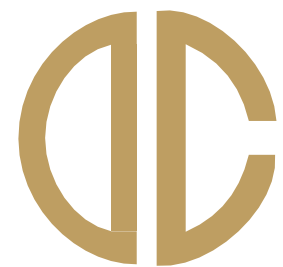


9 King Harry Lane
St Albans AL3 4AS

An elegant, detached
period property located in a
popular and convenient
location close to
Verulamium Park

Summary

Storm porch | Entrance-hall
Sitting room | Dining room
Kitchen/breakfast/family room
Utility/laundry | Cloak room
Five bedrooms
Family shower room | Ensuite bathroom
Home office
Gardens | Driveway Parking | EV Charger



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The Property

9 King Harry Lane is an impressive, detached period property occupying a generous plot in a highly sought-after location within easy reach of the city centre, both stations, well-regarded schools and extensive local amenities, Verulamium Park is just over the road and the garden at 9 King Harry Lane leads directly onto St Stephen's Park to the rear.

The house has immaculately presented accommodation over three floors with an impressive extended kitchen/dining/family room overlooking the garden at the rear. It has been fitted in a fresh contemporary style and features bi-fold doors to the garden, and roof lights to a vaulted roof line. It is complemented by a well-appointed utility/laundry and then two traditional separate reception rooms in the form of a sitting room and a dining room. A spacious entrance hall and a cloak room complete the picture downstairs. On the first floor are four double bedrooms, along with a home office and a stylishly appointed family shower room. The second floor houses a very spacious fifth double bedroom with an en-suite bathroom.

Outside

The house sits behind an attractive period façade, 1930's interpretation of the Tudor style combining red brick footings to the ground floor with rendered panels with distinctive timber beams and detailing to the first floor, all beneath a tile hung pitched roof. 9 King Harry Lane also boasts pretty leaded stained-glass windows and a covered storm porch leading to the front door, while faux garage doors provide access to a small storage area housing an EV charging point.

In front of the house there is an extensive clock paved driveway providing parking for several cars and is screened from the road by well-planted boundaries of mature hedges and deciduous trees.

Gated access to one side provides pedestrian access to the rear garden, which can also be accessed from the living spaces across the rear of the house, via bi-fold doors from the family room and French doors from the sitting room with further access from the utility to the side.

The garden at the rear enjoys a delightful south-facing aspect, it is laid mainly to lawn with landscaped borders and boundaries, well stocked with mature shrubs and trees providing year-round interest, a high degree of privacy and a leafy green outlook. Immediately to the rear of the house is a substantial paved terrace, the ideal space for alfresco dining and entertaining, while towards the end of the garden is a large timber built shed, and gated access beyond that provides pedestrian access to St Stephen's Park.

Location

9 King Harry Lane is situated in a highly sought-after location within easy reach of the city centre, both stations, highly regarded schooling, and extensive local amenities, Verulamium Park is just a short walk down the road and the gardens to the rear of 9 King Harry lane back directly onto St Stephen's Park

General

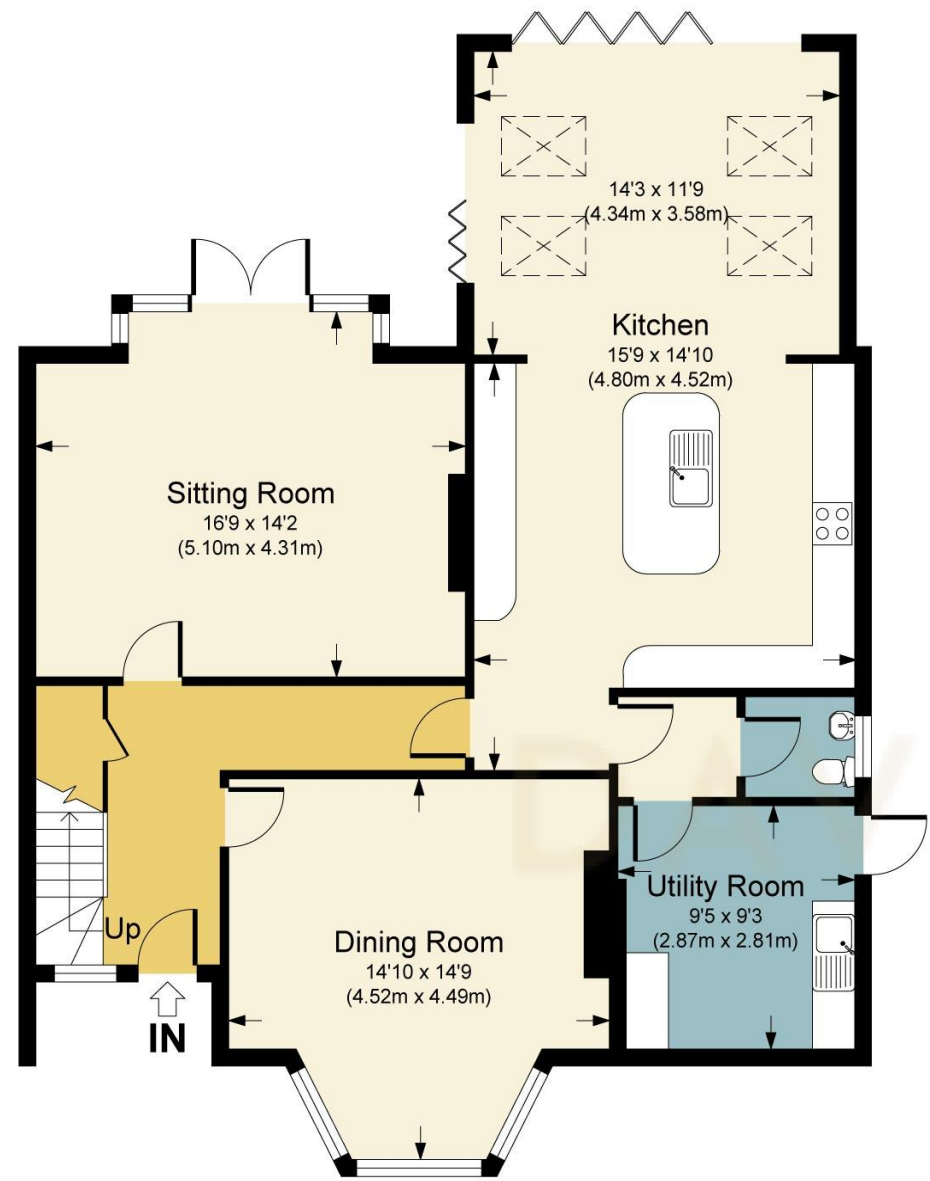
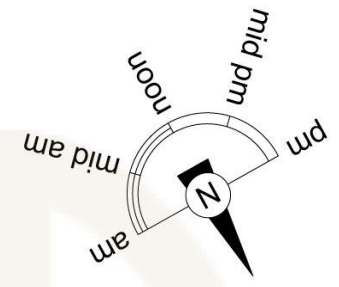
Tenure – Freehold

Services – Mains water, drainage, gas & electricity

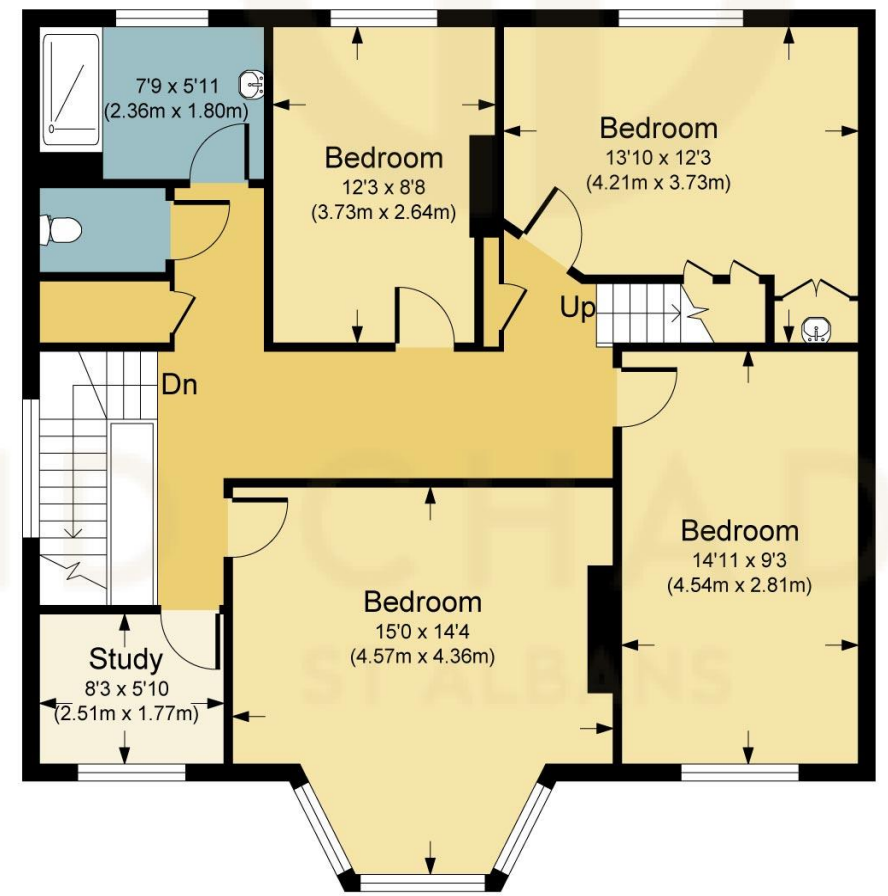
EPC rating TBC

Council tax band G - £3,591.85

APPROX. GROSS INTERNAL FLOOR AREA 2427.15 SQ FT / 225.49 SQ M.
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Ground Floor



First Floor



Second Floor

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