



DAVID CHADWICK
ST ALBANS

Briar Road
St Albans

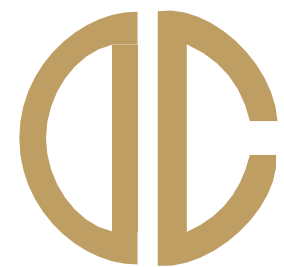


5 Briar Road
St Albans AL4 9TH

A beautifully presented
family home in a highly
sought-after Marshalswick
location

Summary

Storm porch | Entrance hall
Sitting room | Open-plan
kitchen/dining/family room | Study/guest
bedroom 6 | Utility | Shower/cloak room
Five bedrooms | Family bathroom
En-suite shower & dressing room
Gardens | Parking to drive

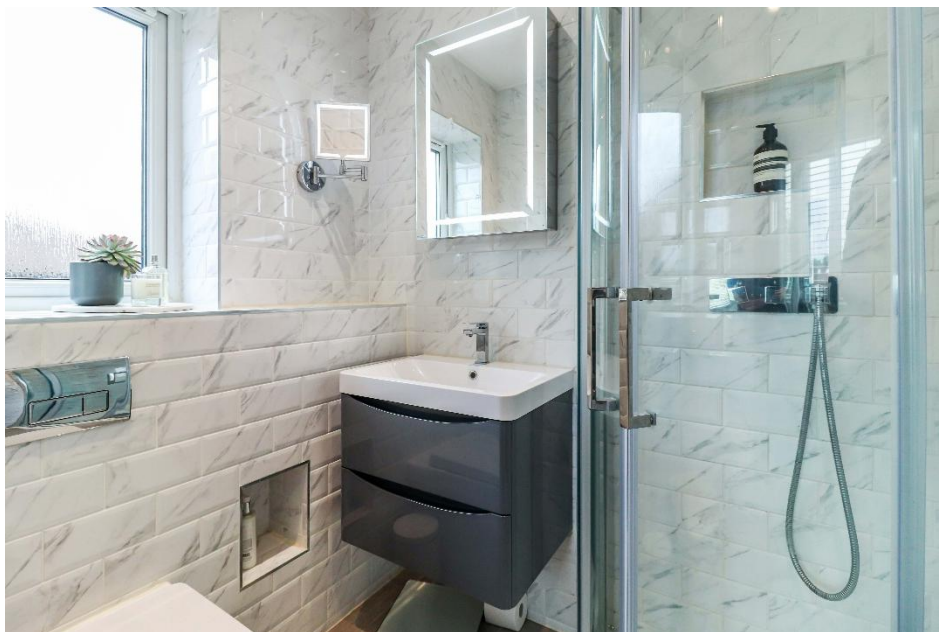


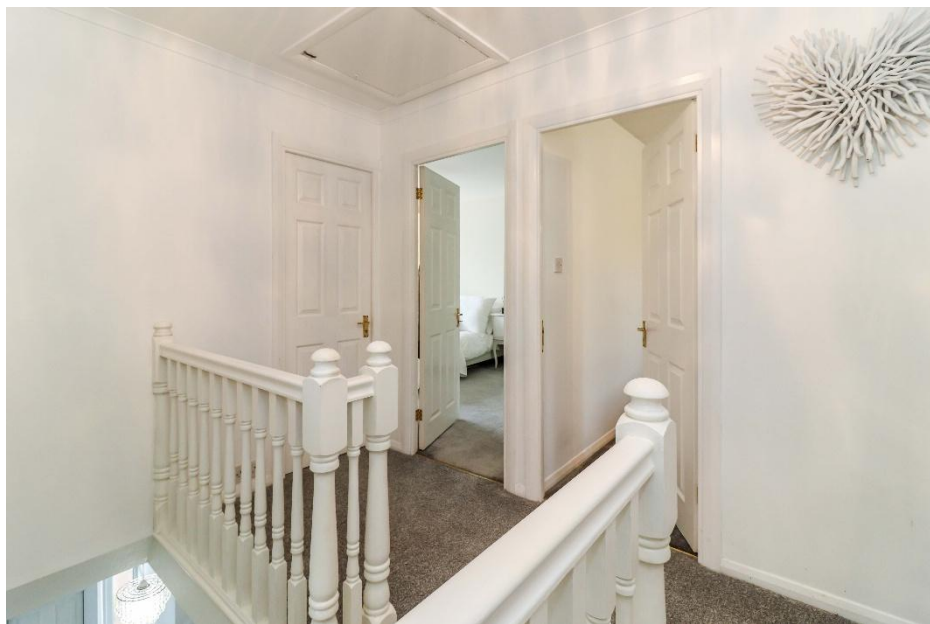
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The Property

A beautifully presented and well extended family home with light, bright and flexible accommodation over two spacious floors.

On the ground floor there is the perfect combination of open plan living with sperate reception spaces to accommodate the varied demands of family life.

A storm porch leading to a welcoming entrance hall leads to two separate reception rooms at the front of the house, a formal sitting room and a study/home office, which offers scope for use in a number of ways, as a further bedroom, by virtue of the adjacent en-suite shower/cloak room, or as a playroom or cinema room.

To the rear of the house, and in contrast, is an impressive open space incorporating a large family room, dining area and a stylishly appointed kitchen/breakfast room. The entire space overlooks the garden through two feature bay windows with doors leading to a large timber decked sun terrace.

A utility, also with a door to the garden, completes the picture downstairs while to the first floor are five well-proportioned bedrooms and a family bathroom, the principal bedroom benefits from an ensuite dressing area and shower room.



Outside

Outside, the house sits behind a smart brick built and pebble-dashed façade, beneath a pitched tile hung roof. There is driveway parking to a hard landscaped frontage providing space for two to three cars, while in-front of the house a nature strip provides a further degree of separation from the road. Gated access to one side of the house provides pedestrian access to the rear garden. A super, family-friendly feature of the house, the rear garden has been laid mainly to lawn, with fenced and mature, well-planted boundaries to each side and the rear. There is a greenhouse and large timber shed, and a paved patio and foot path connect the two, while immediately to the rear of the house is a substantial timber sun deck. This extends across the full width of the house and can be accessed from the kitchen/dining/family room and the utility, providing a lovely back drop to the main living space and the perfect place for alfresco dining and entertaining.

Location

An extremely sought-after central Marshalswick location within easy reach of the city centre, the station, well-regarded schools, including Ofsted outstanding Sandringham Secondary School, and extensive local amenities, including parkland at the Wick, and shopping at the Quadrant, with its Sainsbury's Local and M&S Foodhall.

General

Tenure – Freehold

Services – Main water & drainage, electricity & gas

EPC rating – C

Council tax band – E £2,758.72 p.a.



APPROX. GROSS INTERNAL FLOOR AREA 1,716.09 SQ FT / 159.43 SQ M
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Ground Floor

First Floor

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