

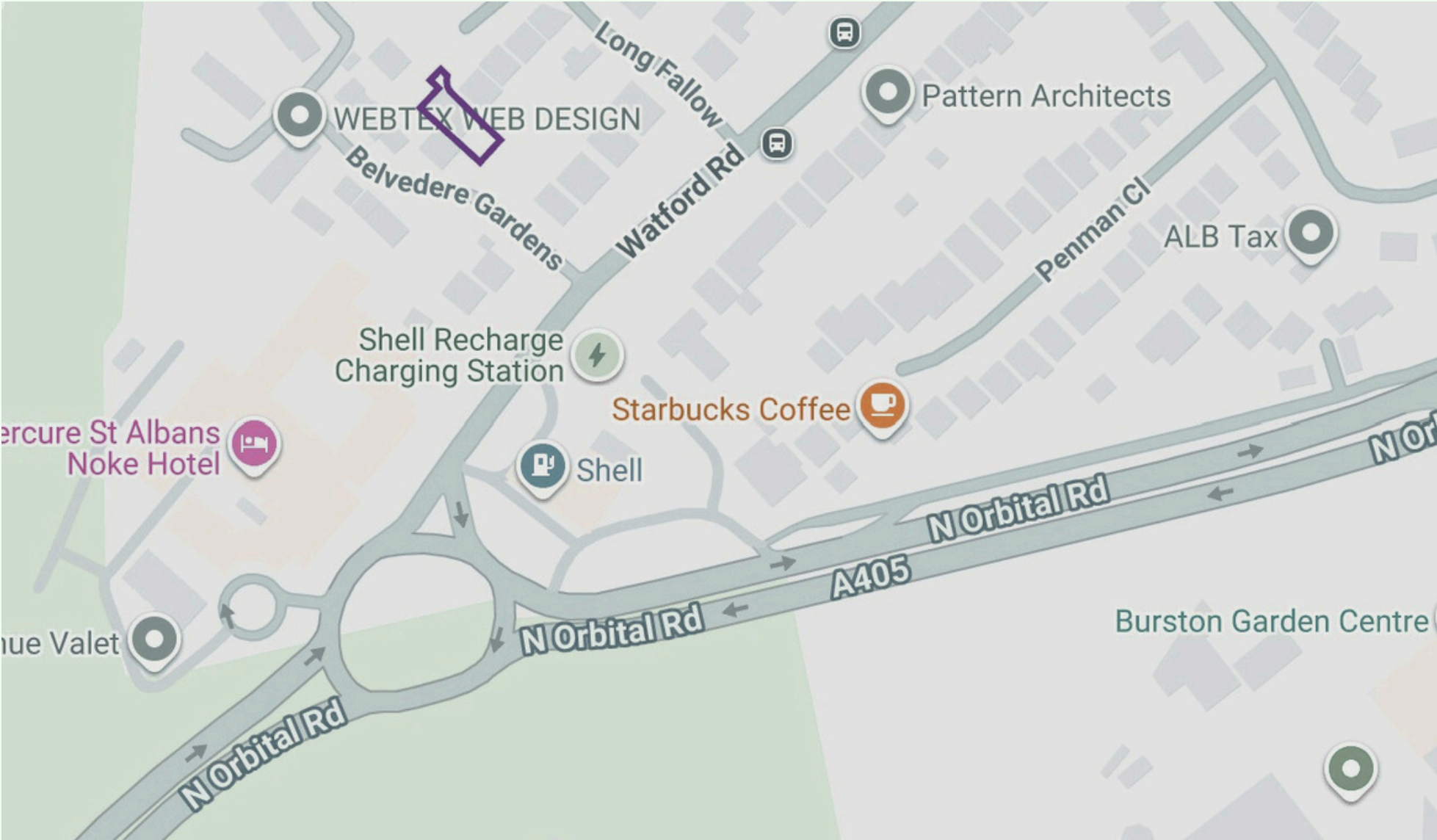
9 Noke Side

Chiswell Green / St Albans / Hertfordshire AL2 3EF

The property has driveway parking for several vehicles and is fitted with an EV charging point



Situated at the end of a no through road, the property enjoys privacy and no passing vehicles



Excellent open plan living, ideal for entertaining family and friends



The adaptable ground floor rooms can easily function as home office space, playrooms or extra sleeping accommodation as required



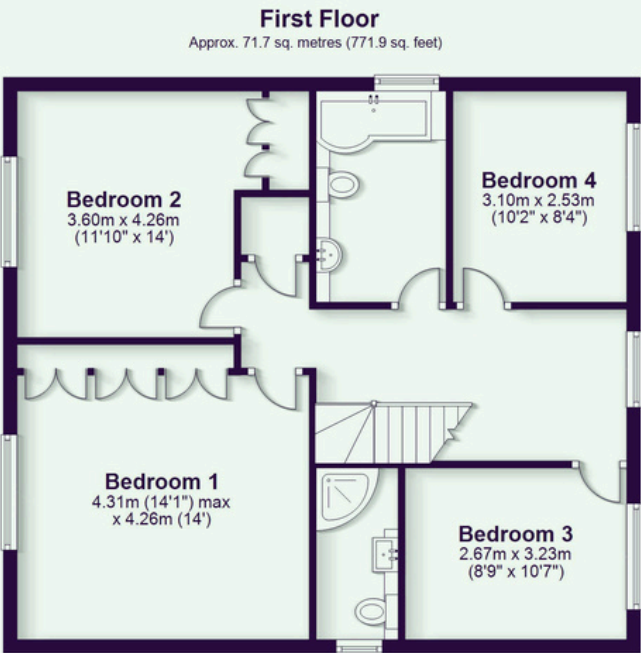
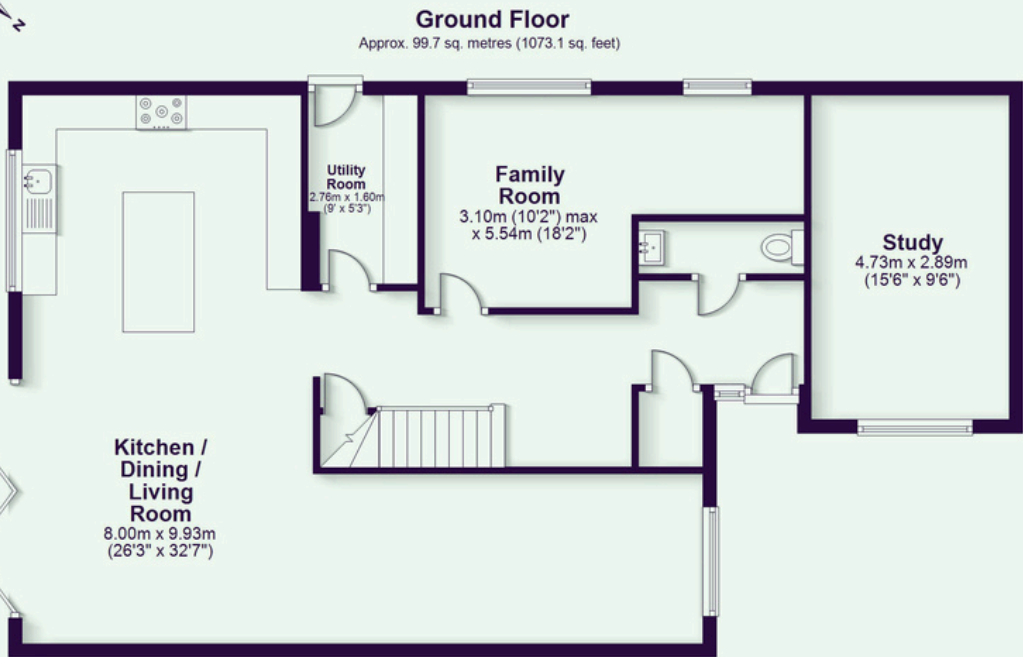
Four spacious bedrooms, comprising a principal bedroom with en-suite and three further bedrooms serviced by the family bathroom



The property benefits from gated side access on both sides. The kitchen/dining room open to the patio, creating an ideal setting for outdoor entertaining



Versatile accommodation with a gross internal area of 1,845 sqft



Total area: approx. 171.4 sq. metres (1845.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Enjoy the best of both worlds, semi-rural lifestyle, within easy reach of St Albans City centre, local towns, modern amenities and excellent transport connections

Chiswell Green is a highly regarded residential area on the southern side of St Albans, making it an excellent choice for families seeking a balanced lifestyle.

Known locally for its strong community feel, the area benefits from convenient amenities and excellent local schooling, all contributing to its enduring popularity with families.

Within walking distance of the property, residents can benefit from a range of shops and services, including Starbucks, a mini Waitrose, a Co-op, along with a pub and restaurant, a popular pizza restaurant, bakery, post office, newsagents and several takeaways, ideal for busy family life.

For outdoor recreation, nearby Greenwood Park offers a tennis club and a well equipped children’s play area, providing safe and enjoyable spaces for leisure, exercise and socialising.

Families and commuters alike also benefit from excellent transport connections. St Albans city centre and the mainline railway station are easily reached by car or public transport, while major road links, including the M25, M1, A1, A414 and A41, ensure swift access to London and the wider region.

Altogether, Chiswell Green combines everyday convenience, green spaces and excellent connectivity, making it a particularly appealing location for families looking to settle in the St Albans area.



St Albans is a popular commuter City due to the fast and regular train service to London Kings Cross and easy access to major motorways

For those who need to travel further afield, St Albans City centre and the mainline railway station are accessible by car or public transport. The area boasts quick and easy access to major road links, imaking it a convenient hub for commuters and those needing to travel more frequently.

Rail Connections

Fast and frequent services to London with journey times less than 20 minutes which in turn connects to the London Underground services.

By Road

The A414 dual carriageway is easily accessible, providing swift links to the the M25, M1, A1, A414 & A41

Airports

Distances taken from google maps.

- London Luton (LTN) – 13m
- London Heathrow (LHR) – 21m
- London Stansted (STN) – 34m
- London Gatwick (LGW) – 45m

(Direct train to London Gatwick from St Albans City Station)



There are a wide range of educational opportunities for families with an excellent selection of schools



Chiswell Green and the surrounding St Albans area are renowned for their excellent educational offerings, making the location highly sought after by families.

From charming local primary schools to prestigious secondary institutions, the area provides a variety of options to suit every child's needs.

Many of the schools boast strong academic results, a broad extracurricular programme ensuring children thrive both inside and outside the classroom.



For those considering independent education, St Albans is home to some of the region's most prestigious schools, including St Albans School, St Albans High School for Girls and St Columba's College.

Other highly regarded schools include Sandringham School, Beaumont School, and Loreto College, all within easy reach.

With public transport and convenient walking routes, many of these schools are within easy reach.



For further information on local schools and education, visit Hertfordshire Council websites.

www.hertfordshire.gov.uk/services/Schools-and-education/Schools-and-education.aspx

About Rybull Group

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our relationships in the industry open doors to exclusive opportunities, while our commitment to staying at the forefront of technological advancements ensures that you have a competitive edge in the market.

Rybull Group excels in both selling and acquiring properties, showcasing our prowess in diverse asset classes and values.

Whether you're eyeing entry-level deals or substantial assets, our team is equipped to handle the full spectrum of property transactions.

Operating nationwide, we extend our services across the breadth of the UK.

Our strategic presence allows us to tap into various markets, ensuring that we can deliver comprehensive solutions tailored to your unique requirements, regardless of location.



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Get In Touch

For further information or to arrange a viewing, please contact a member of the team.

Offers

Rybull Group are instructed to place the property to the market for sale. As sole agents, all offers, and interest should be directed to Rybull Group. The vendor reserves the right to reject the highest offer or indeed any offer at their discretion.

Proof of Funds

A successful bidder will be required to provide evidence of their source of funds and proof of funds. Rybull Group will need to see copies of bank statements and mortgage offers.

AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements. This includes all documents and ID to comply with HMRC's Anti-Money laundering requirements.

Guide Price

£975,000

Email: sales@rybull.co.uk

Landline: +44 (0) 1923 549 153

Address:

Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

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