



**Connells**

High Trees Old Watling Street  
Flamstead St. Albans



# High Trees Old Watling Street Flamstead St. Albans AL3 8HJ

for sale  
**£1,375,000**



## Property Description

A highly individual detached chalet bungalow offering vast family living space, located on a half-acre plot, in this private village which has been beautifully maintained by the current owners. The well-planned accommodation comprises of a spacious reception/entrance area, a modern fitted kitchen/breakfast room, formal lounge, dining room, snug, three ground floor bedrooms with an en-suite and family bathroom, study, a stunning master first floor bedroom suite with walk in wardrobe and cloakroom. Outside there is a sweeping carriage driveway with parking for numerous vehicles and additional private parking to the side. The beautifully landscaped south facing rear garden offers stunning views and benefits from a purpose-built garden room, potting shed, boiler room, greenhouse and fruit orchard.

## Entrance Hall

13' 4" x 10' 6" into bay ( 4.06m x 3.20m into bay )

Bay window to front, radiator, wooden flooring, stairs to first floor, meter cupboard.

## Reception Hallway

34' 2" x 3' 5" ( 10.41m x 1.04m )

Wooden flooring, radiator

## Cloakroom

Low level w/c, wash basin, radiator, tiled floor and walls.

## Bedroom

14' 1" x 8' 11" ( 4.29m x 2.72m )

Laminate flooring, radiator, window to side, large walk in storage cupboard.

## En-Suite Bathroom

8' 5" x 5' 7" ( 2.57m x 1.70m )

Wash basin, low level w/c, panelled bath, radiator, tiled floor, part tiled walls, window to side.

## Kitchen/Breakfast Room

15' 7" x 11' 1" ( 4.75m x 3.38m )

Modern fitted kitchen comprising of a comprehensive range of wall and base units with complimentary worktops, tiled floor, sink and drainer, bosch oven and hob with extractor over, floor to ceiling radiator, built in fridge/freezer, washing machine, tumble dryer and dishwasher, patio doors to rear.

## Dining Room

11' 5" x 10' 11" ( 3.48m x 3.33m )

Patio doors to rear, radiator.

## Lounge

24' 9" x 15' ( 7.54m x 4.57m )

Two windows to side, radiators, patio doors to rear, selection of wall lights, modern wood burner.

## Snug

11' 9" x 11' 5" ( 3.58m x 3.48m )

Wood flooring, wall lights, radiator.

## Inner Hallway

9' 7" max x 7' 6" ( 2.92m max x 2.29m )

Parquet flooring, doors to

## Bedroom

14' 10" into bay x 9' 11" ( 4.52m into bay x 3.02m )

Bay window to front, mirror fronted fitted wardrobes to one wall, radiator.

## Bedroom

12' 8" into bay. x 11' 6" ( 3.86m into bay. x 3.51m )

Bay window to front, radiator

## Study

11' 9" x 11' 5" ( 3.58m x 3.48m )

Window to side, radiator, wall lights.

## Family Bathroom

9' 4" x 8' 3" ( 2.84m x 2.51m )

Four piece suite comprising panelled bath, vanity wash basin, low level w/c, corner shower cubicle, radiator, wood flooring, tiled walls.

## First Floor Master Suite

25' 8" x 12' 5" ( 7.82m x 3.78m )

A simply stunning room with exposed beams, triple aspect windows to either side and rear, eves storage space, walk in dressing room with skylight window and ensuite cloakroom comprising w/c wash basin and skylight window.

## Outside

The property is approached via a private entrance with carriage driveway which offers

parking for numerous vehicles and is surrounded with mature borders and trees. One gated side access and additional gated driveway giving additional private parking if required, this leads to a workshop/shed which leads into the rear garden. The south facing rear garden is simply stunning with raised patio area and built in flower borders and seating, leading to formal gardens which are laid to lawn with mature, hedging, flower beds and ornamental fish pond, Furthermore there is a fruit orchard with potting shed and greenhouse.

## Garden Room

15' 2" x 13' 11" ( 4.62m x 4.24m )

Built in a scandnavion style with wood floors, ceiling and roof. A multi purpose room with power and light connected, window overlooking a further private pation area and decked area.















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EPC Rating: E Council Tax  
 Band: F

Tenure: Freehold

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