



**Connells**

Tamarix Crescent  
London Colney St. Albans





### Property Description

Spanning across two floors, this end of terrace property offers generous living spaces, perfectly tailored for family living, while enjoying the serene backdrop of open countryside just steps away. Upon entry, a welcoming hallway introduces a convenient downstairs cloakroom, leading to a front-facing living room and a splendid kitchen/dining area at the rear, overlooking the garden. The kitchen is fitted with high-quality finishes, including granite worktops, integrated appliances, and a utility room, seamlessly connecting to the garage for added convenience.

Ascending to the first floor, the master bedroom beckons with its ample fitted wardrobes and a luxurious en-suite shower room, while the two additional double bedrooms, also adorned with fitted wardrobes, share a well-appointed family bathroom. The first-floor balcony offers a serene retreat, providing an idyllic spot to unwind and enjoy the picturesque surroundings.



Outside, a block-paved driveway accommodates multiple vehicles, leading to the garage, while the rear garden offers a generous and low-maintenance space, complemented by a home office/workshop—a perfect blend of functionality and charm. Situated in Tamarix Crescent, residents benefit from the tranquility of mature parkland surroundings, with seamless access to major motorway networks including the M25, A1M, and M1. Additionally, the vibrant St Albans city center and mainline railway station are just a short drive away.

## Lounge

13' 10" x 10' 1" ( 4.22m x 3.07m )

## Kitchen / Dining

23' 2" x 11' 5" ( 7.06m x 3.48m )

## Utility

9' x 6' 9" ( 2.74m x 2.06m )

## Ground Floor Wc

## Bedroom One

15' x 11' 5" ( 4.57m x 3.48m )

## Shower Room

9' 3" x 7' ( 2.82m x 2.13m )

## Bedroom Two

13' 1" x 10' 11" ( 3.99m x 3.33m )

## Bedroom Three

10' 11" x 9' 9" ( 3.33m x 2.97m )

## Bathroom

8' 10" x 6' ( 2.69m x 1.83m )

## Garage

19' 3" x 8' 8" ( 5.87m x 2.64m )

## Total Floor Area Approx

Ground Floor - 792 SQ FT / 73.6 SQM

First Floor - 669 SQ FT / 62.1 SQM

Total Approx Floor Area - 1461 SQ FT

## Garden

## Out House / Office













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**T 01727 856 781**  
**E [stalbens@connells.co.uk](mailto:stalbens@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: STA316077 - 0006