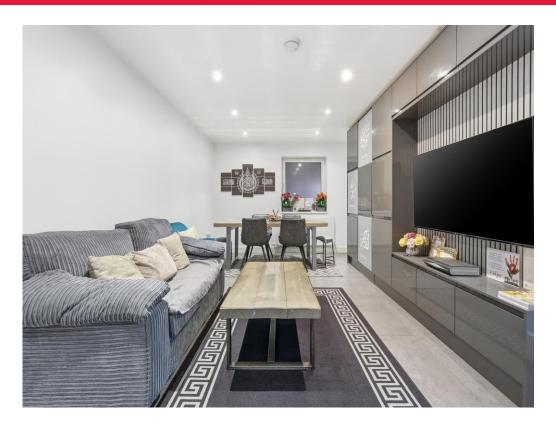


Connells

Maynard Drive St. Albans

Maynard Drive St. Albans AL1 2JR







Property Description

The ground floor welcomes you with an inviting entrance hall leading to a comfortable living room and a formal dining room, ideal for entertaining. The heart of the home is the impressive extended kitchen/breakfast room, overlooking the rear garden and providing a bright, sociable space for everyday living. A stylish ground-floor shower room completes the accommodation on this level.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own shower room, while a well-appointed family bathroom serves the remaining bedrooms. The converted loft adds further versatility, providing a spacious additional room ideal as a fifth bedroom, home office, or games room.

Accessed independently from the side of the property, the self-contained annexe comprises a double bedroom with kitchenette and shower room.

Externally, the property enjoys driveway parking for two vehicles and a large, well-maintained rear garden with patio and lawn areas, offering an ideal setting for relaxation and outdoor entertaining.

The home is within easy walking distance of the Abbey Flyer station, the City Centre and the stunning green spaces of Verulamium Park. St Albans City Station is approximately 1.5 miles away. The nearby Westminster Lodge Leisure Centre, lakes and parkland cater perfectly for an active lifestyle, while a convenient retail park and easy access to the

M1 ensure excellent connectivity.

Lounge

10' 10" x 22' (3.30m x 6.71m)

Reception/Dining

10' 10" x 14' 1" (3.30m x 4.29m)

Kitchen

18' 8" x 11' 10" (5.69m x 3.61m)

Bedroom One

8' 3" x 10' 10" (2.51m x 3.30m)

Bedroom Two

8' 10" x 9' 6" (2.69m x 2.90m)

Bedroom Three

9' 2" x 11' 6" (2.79m x 3.51m)

Bedroom Four

9' 6" max x 23' 4" max (2.90m max x 7.11m max)

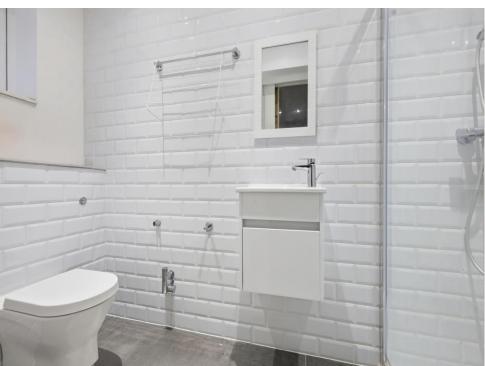
















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38 Chequer Street ST. ALBANS AL1 3YH

EPC Rating: Awaited Council Tax Band: D

view this property online connells.co.uk/Property/STA317378



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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