



Connells

Grafton Close
St. Albans



Property Description

This stunning and skilfully extended five-bedroom detached family home which provides versatile living accommodation arranged over three floors and comprises of a bright entrance hall, modern kitchen/breakfast room, lounge/diner with patio doors to the rear garden, cloakroom, utility room and study/reception room on the ground floor, then four bedrooms, one with en suite and a family bathroom on the first floor and then the master bedroom with en suite on the top floor. Externally there is driveway parking for two cars to the front of the property and an enclosed landscaped rear garden with side access.

Grafton Close is located in the Highfield Park area of St Albans close to local amenities, highly regarded schools, beautiful countryside and local parks and provides excellent access to the town centre and the mainline railway station into London St Pancras.

Entrance Hall

Cloakroom

Window to the side.

Kitchen

20' x 8' 1" (6.10m x 2.46m)
Window to the front.

Utility Room

8' 5" x 5' 2" (2.57m x 1.57m)
Door to the side.

Lounge / Diner

21' max x 19' 1" max (6.40m max x 5.82m max)
Window to the side, plus patio doors and bi-fold doors to the rear.

Study / Reception Room

10' 5" x 8' 5" (3.17m x 2.57m)
Window to the front.

Landing

Bedroom Two

14' 1" x 10' 9" (4.29m x 3.28m)
Window to the rear.

En Suite

Bedroom Three

13' 2" x 10' 9" (4.01m x 3.28m)
Window to the front.

Bedroom Four

10' 3" x 8' 6" (3.12m x 2.59m)
Window to the rear.

Bedroom Five

10' 3" x 9' 4" (3.12m x 2.84m)
Window to the front.

Bathroom

Window to the side.

Landing

Window to the side.

Bedroom One

19' 9" x 13' 1" (6.02m x 3.99m)
One Velux window to the front and two Velux balcony windows to the rear.

En Suite

Two Velux windows.

Driveway

Driveway parking for two cars and side access to the garden.

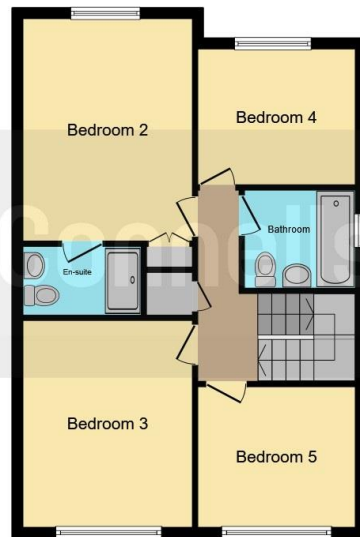
Rear Garden

Enclosed landscaped rear garden laid to lawn with patio area and fences and shrubs to the borders.

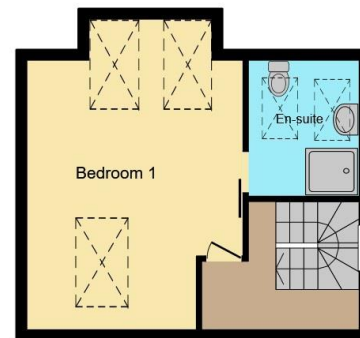




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C

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Tenure: Freehold



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