



Roe End Lane

St. Albans, AL3 8AQ

A handsome and spacious family home which sits on a beautifully landscaped plot of circa 1.5 acres. This unique home offers vast accommodation with generous room proportions, including a one bedroom self-contained apartment. Located in Cheverells Green, within easy access of Beechwood Park School and a short drive from Junction 9 of the M1 which provides excellent transport links. Luton airport is approximately 8 miles away.

Guide price £2,000,000

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- Circa 3,900 sq ft
- Includes one bedroom apartment
- Surrounded by countryside
- Period Features
- Landscaped gardens including large pond
- Excellent transport links
- Set in 1.5 acres
- Kitchen Garden

Reception Hall

14'0" x 13'11" (4.29m x 4.26m)

Living Room

23'3" x 16'11" (7.09m x 5.16m)

Living Room

31'4" max x 24'6" max (9.56m max x 7.47m max)

Dining Room

17'3" x 17'3" (5.27m x 5.27m)

Kitchen/Breakfast Room

17'3" x 13'8" (5.27m x 4.19m)

Utility Room

23'6" x 11'7" (7.17m x 3.54m)

WC

Bedroom One

18'11" x 14'6" (5.79m x 4.44m)

Dressing Room

En-Suite Bathroom

Bedroom Two

15'1" x 13'10" (4.61m x 4.22m)

En-Suite Shower Room

Bedroom Three

17'3" x 13'3" (5.27m x 4.06m)

En-Suite Bathroom

Bedroom Four

11'10" x 10'4" (3.61m x 3.17m)

En-Suite Jack & Jill to Bedroom 5

Bedroom Five

14'0" x 7'3" (4.27m x 2.21m)

ANNEX ABOVE GARAGE:-

Kitchen

Living Room

18'0" x 15'10" (5.50m x 4.83m)

Bedroom

9'11" x 8'6" (3.03m x 2.61m)

Shower Room

Garage

23'9" x 17'11" (7.26m x 5.48m)

WC

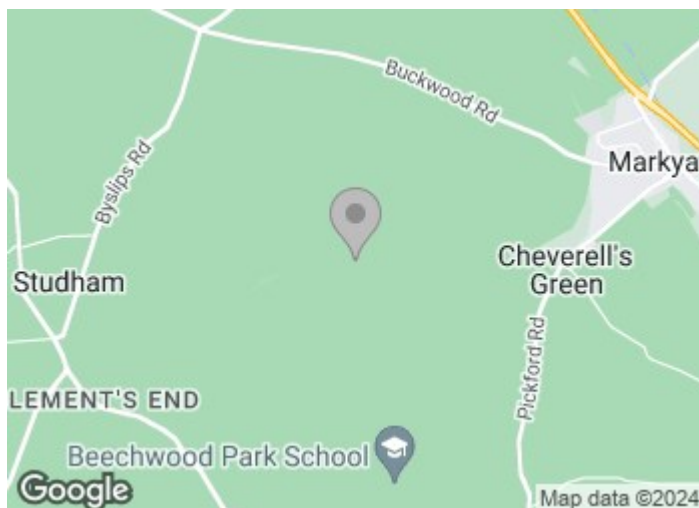
Boiler Room

Garden Room

11'8" x 8'6" (3.57m x 2.61m)

Pond Pump Room

9'10" x 7'7" (3m x 2.32m)





Floor Plan



Main area: Approx. 362.3 sq. metres (3900.2 sq. feet)
 Plus outbuildings approx. 16.3 sq. metres (175.0 sq. feet)
 Plus annex, approx. 49.4 sq. metres (531.7 sq. feet)
 Plus garage/boiler room, approx. 50.7 sq. metres (545.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
 Plan produced using PlanUp.

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