



Archers Fields

A Four Bedroom Family Home in St Albans

Four Bedroom Detached Family Home in Popular Bernards Heath Area of St Albans

£1,150,000

- Four Double Bedrooms • Two En-Suite Bathrooms
- Family Bathroom • Kitchen/Dining Room • Family Room
- Lounge • Garage • Study • Utility Room •
- Downstairs WC • Driveway • Private Garden •
- Walking Distance to Town Centre & Mainline Station

A handsome double fronted detached four bedroom home with driveway in the popular Bernards Heath area of St Albans. This wonderful family home has been beautifully refurbished by the current owners and offers an ideal layout for family living. The accommodation comprises lounge, open plan kitchen/dining room, family room, utility room, study, garage, and downstairs wc to the ground floor with four double bedrooms, two with en-suite shower rooms and family bathroom to the first floor. There is a driveway for two vehicles to the front of the property and the pretty rear garden is laid mainly to artificial lawn with mature shrubs and wooden fence border. Archers Fields is a quiet cul-de-sac located off Sandridge Road in central St Albans and moments from the amenities of Bernard's Heath and walking distance of St Albans mainline station and town centre and a number of popular local schools.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

The front door opens into the welcoming entrance hallway. Doors lead off the hallway to the lounge and family room. The open plan kitchen/dining room lies beyond the hallway. Under the stairs, is a wc/cloakroom area. The lounge with window to front aspect has bespoke fitted storage. The lounge is linked to the kitchen/diner. The open plan kitchen/dining room is a lovely spot to entertain with large central island. The kitchen is fitted with a range of units with work surfaces over. There is space for a American fridge/freezer, integrated double electric ovens, gas hob and dishwasher. Large double doors open on to the garden. Open plan with the kitchen/dining room is the family room which has space for a sofa and window to front aspect. Located off the kitchen is the study and utility room which has space and plumbing for a washing machine, tumble dryer and there is a sink.

First Floor

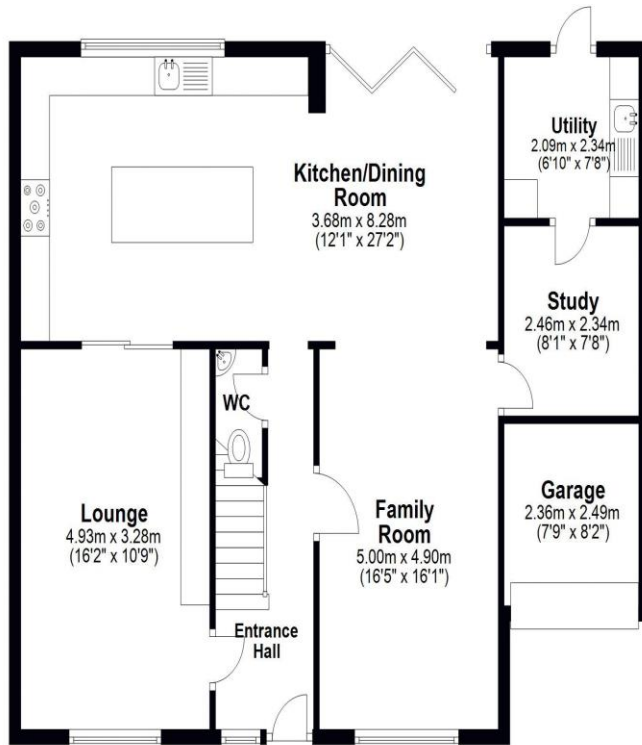
To the first floor are four double bedrooms, two with en-suite and the stylish family bathroom. Bedroom one is a well presented room with a large window over the rear garden. There is an en-suite with walk in shower, wc and hand basin. The second bedroom, also a spacious double with en-suite shower room and has built in wardrobes. Bedroom three is a double room with window to the front of the house and bedroom four overlooks the garden. The family bathroom has been recently fitted and comprises a bath with overhead shower, WC and basin in wall mounted vanity unit.

Exterior

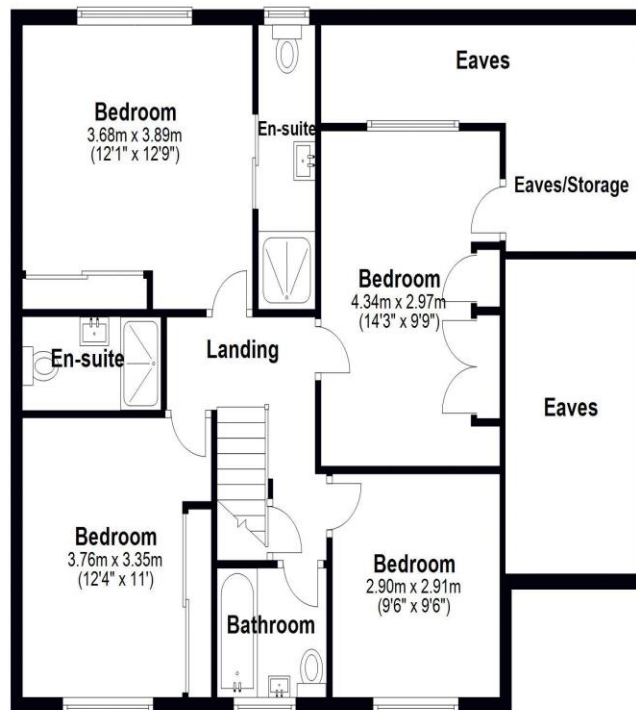
To the front of the property is a driveway for two vehicles. There is access to the garage which has been partly converted but offers good storage space. The driveway leads to the front door which sits behind a storm porch. To the back of the property, the wonderful rear garden is laid mainly to artificial lawn with flower beds and lovely mature shrubs and trees providing privacy. A patio provides an ideal spot for summer entertaining.



Ground Floor
Approx. 90.0 sq. metres (969.1 sq. feet)



First Floor
Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 161.3 sq. metres (1736.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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