



Orchard Drive, Park Street, St Albans AL2 2HQ

Price Guide £1,300,000 Freehold

This stunning detached chalet house which has been refurbished to the highest of luxury standards and extended to over 2400 sq.ft boasts impressive accommodation that comprises, a welcoming entrance hall, a master bedroom suite with a dressing room and a en-suite with shower and roll neck bath, three further double bedrooms all with en-suite facilities, a superb spacious living room, an open plan kitchen/breakfast room and a separate utility room. There is also a good size landscaped rear garden and ample off-street parking. Located in a sought after residential road the property is in convenient reach of the villages excellent local amenities and just a short drive to the M25/M1 and the Thames link station at Radlett.

Call Neil Hughes on 07375 804922 to arrange a viewing.



Key Features

- Luxury Detached House
- Four En-suites
- Kitchen / Breakfast Room
- 2432 sq.ft / 225 sq.m
- Good Size Landscaped Garden
- Four Master Bedrooms
- Lounge / Dining Room
- Utility & Cloakroom
- Large Entrance Hall
- Off-Street Parking

Entrance Hall: 3.48m x 3.13m (11'4" x 10'2") Staircase to first floor with cupboard below, house alarm control panel, under floor heated tiled floor, two wall light points, fitted shoe cupboards, doors into-

Kitchen/Breakfast Room: 6.47m x 4.69m (21'2" x 15'3") Extensive range of wall and base cupboards with drawers, marble worktops and overhead lighting, central island with breakfast bar, seven ring Montpellier range style gas cooker with extractor hood above, built-in fridge and freezer, space and plumbing for dishwasher, under floor heating, ceiling spot lights, built-in storage cupboard, double glazed patio doors to rear, open access to the lounge/dining room, doors into-

Separate Utility Room: 2.63m x 2.24m (8'6" x 7'3") Fitted base cupboards with worktops and a tiled splash back, inset sink unit, washing machine & drinks fridge, tiled floor, space for additional fridge/freezer, ceiling spotlights, double glazed patio doors to rear, door with access to the boiler room housing the central heating boiler and hot water tank.

Cloakroom: 1.48m x 0.86m (4'8" x 2'8") Hand wash basin, low level w/c, tiled floor.

Lounge/Dining Room: 6.54m x 5.80m (21'4" x 19'0") Full width double glazed patio doors to rear, chimney breast with remote control electric fire, ceiling sky light and spotlights, two radiators.

Bedroom Two: 4.43m x 4.12m (14'5" x 13'5") Twin double glazed windows to front, fitted wardrobes, ceiling spotlights, door into-

En-Suite Bathroom: 2.90m x 2.24m (13'5" x 7'3") Luxury white bathroom suite with fully tiled walls and ceiling comprising, twin hand wash basins, freestanding roll neck bath with floor standing mixer-taps and shower attachment, separate glazed shower cubicle with rain fall shower head, ceiling Velux window and spotlights.

Bedroom Four: 4.12 x 3.96m (18'5" x 12'9") Twin double glazed windows to front, Radiator, ceiling spotlights, glazed sliding door into-

En-Suite Shower Room: 3.05m x 1.19m (10'0" x 3'9") Fully tiles with a white suite comprising, glazed shower cubicle, floating hand wash basin inset vanity unit, chrome heated towel radiator, extractor fan, double glazed window to front.

First Floor Landing: Double glazed window to front, doors into-

Master Bedroom: 4.92m x 4.84m (16'1" x 15'8") Double glazed French doors with a Juliette balcony to rear, two radiators, ceiling spotlights, glazed sliding door into-

Dressing Room: 2.62m x 2.25m (15'1" x 7'3") Fully fitted with cupboards, drawers and hanging rails, access into-

En-Suite Bathroom: 2.72m x 2.64 (8'9" x 8'6") Luxury white bathroom suite with marble effect tiled walls and ceiling comprising, freestanding roll neck bath with floor standing mixer-taps and shower attachment, separate glazed shower cubicle with rain fall shower head, hand wash basin inset vanity cupboard, low level w/c, radiator, double glazed window to front,

Bedroom Three: 5.91m x 5.86 (19'3" x 19'2") Double glazed dormer windows to front and rear, Full length fitted wardrobes, ceiling spotlights, radiator, glazed sliding door into-

En-Suite Shower Room: 2.93m x 1.24 (9'6" x 4'0") Fully tiled with a white suite comprising, Glazed shower cubicle, floating hand wash basin with vanity unit, low level w/c, ceiling Velux window and spotlights.

Rear Garden: 16.7m x 15.0m (54'7" x 49'2") Mainly laid to neatly kept lawn, good size patio area, two electric awning above the patio area, outside lighting, block laid footpath leading to an excellent sunroom and garden shed with light and power points.



Kitchen/Breakfast Room



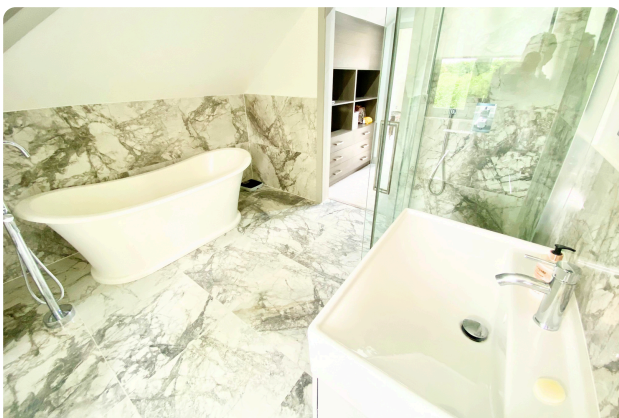
Lounge / Dining Room



Kitchen/ Breakfast Room



Master Bedroom



Master En-suite



Bedroom Two



Utility Room



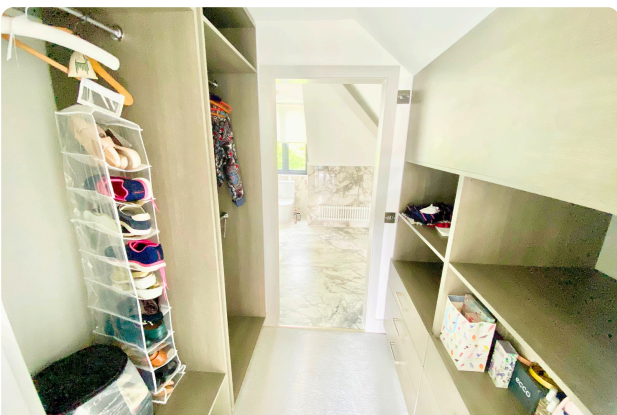
Bedroom Four



Entrance Hall



Bedroom Three



Master Dressing Room



En-suite



Rear Garden



Rear Aspect



Rear Aspect



Rear Aspect



Rear Garden



Rear Aspect



Lounge / Dining Room



Landing

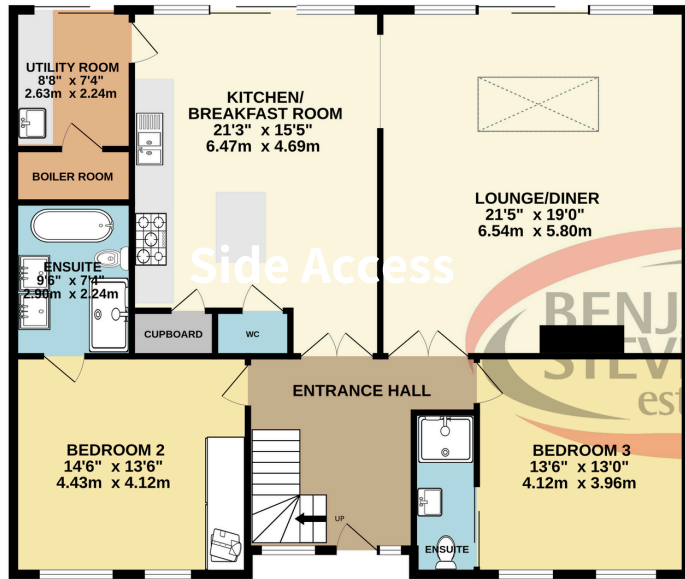
Score	Energy rating	Current	Potential
92+	A	TBC	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

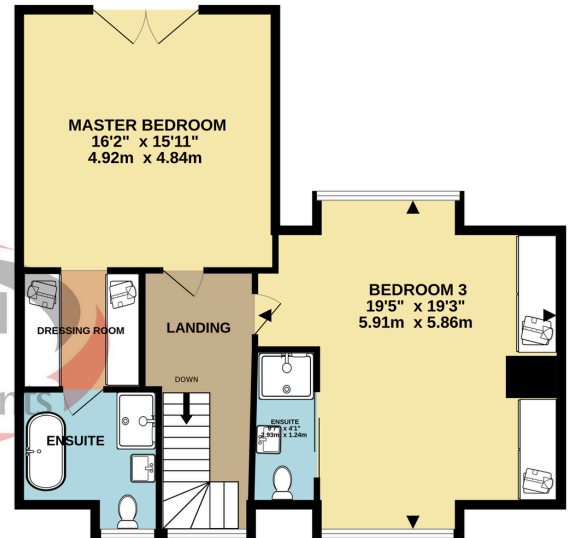


Map

GROUND FLOOR



1ST FLOOR



FOUR BEDROOM DETACHED CHALET HOUSE

TOTAL FLOOR AREA : 2432sq.ft. (225.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

**Floor Plan:
2432 sq.ft
225 sq.m (approx)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.