



29 Rose Walk, St. Albans, AL4 9AA

Guide price £2,000,000 Freehold



29 Rose Walk

St. Albans, AL4 9AA

An attractively presented and extremely spacious five double-bedroom detached family home of circa 2,500 sq ft, with a superb west-facing garden, home office and garden room.

Located on a highly sought-after residential road, the property is just moments from local shops and facilities at The Quadrant, and within easy reach of Beaumont, Sandringham and Verulam schools.

The accommodation begins with a covered porch leading into an entrance porch with built-in storage and double doors opening into a welcoming hallway. The ground floor includes a cloakroom/WC, an impressive family room with wooden flooring and front-facing windows, plus a further flexible lounge, with two front-facing windows.

The heart of the home is a wonderful kitchen/dining/living room with bi-folding doors opening onto the west-facing rear garden. The kitchen is fitted with a quality range of wall and base units, together with a sociable island and breakfast bar. A connecting door leads to a utility room with further units, sink and courtesy door to the garden. There is also a useful pantry and access to a boot room with a door to the side passageway.

On the first floor, the landing provides access to a double airing cupboard and five double bedrooms. The principal bedroom enjoys a Juliet balcony overlooking the garden, a walk-in wardrobe with hanging space and shelving, and a sumptuous en suite bathroom with bath, separate double shower, WC and basin. The remaining bedrooms are served by a quality family bathroom with bath, separate double-width shower, WC and basin.

Externally, the property offers an impressive block-paved driveway with EV charging point, providing parking for several vehicles, bordered by established planting. The wonderful private west-facing rear garden features a paved patio, sculptured lawn, further seating area, fantastic garden home office with light, power and internet, an additional garden room with double doors, light and power, plus three further storage sheds.





ACCOMMODATION

Entrance Porch

Entrance Hall

Kitchen/Dining/Living Room
28'6 x 17'9 (8.69m x 5.41m)

Utility Room
17'9 x 5'2 (5.41m x 1.57m)

Family Room
21'5 x 14'3 (6.53m x 4.34m)

Lounge
15'8 x 11'5 (4.78m x 3.48m)

W.C.

Boot Room

FIRST FLOOR

Landing

Bedroom
15'7 x 11'8 (4.75m x 3.56m)

Walk-in Wardrobe
8'3 x 8'3 (2.51m x 2.51m)

En-Suite

Bedroom
15'7 x 14'3 (4.75m x 4.34m)

Bedroom
13'5 x 11'7 (4.09m x 3.53m)

Bedroom
11'11 x 11'8 (3.63m x 3.56m)

Bedroom
12'7 x 10'5 (3.84m x 3.18m)

Bathroom

OUTSIDE

Frontage

Rear Garden
105 x 40 (32.00m x 12.19m)

Garden Room
13'1 x 7'5 (3.99m x 2.26m)

Office
15'4 x 9'6 (4.67m x 2.90m)

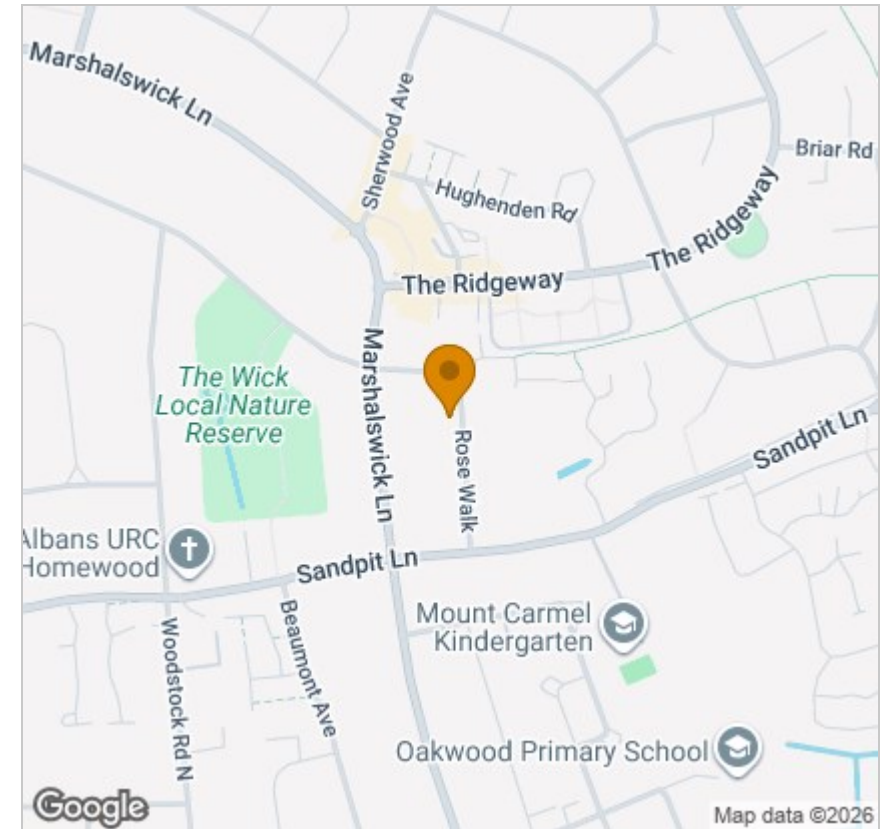
Floor Plan



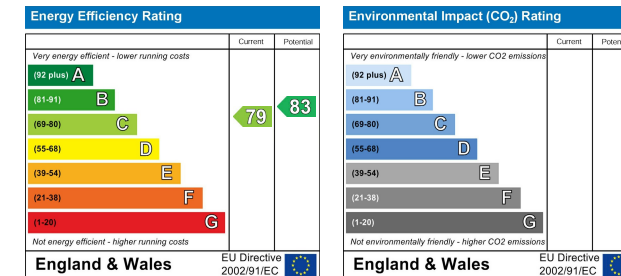
Main area: Approx. 238.4 sq. metres (2566.3 sq. feet)
Plus outbuildings, approx. 21.8 sq. metres (235.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS