

282A London Road, St. Albans, AL1 1HY

Guide price £1,700,000 Freehold

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Paul Barker ESTATE AGENTS

282A London Road

St. Albans, AL1 1HY

We are delighted to offer this substantial detached home, set on a generous plot with electric gates providing privacy and seclusion. The property benefits from a south-west facing rear garden and is offered with no onward chain.

The accommodation begins with an entrance porch leading into a welcoming hallway, with a turning staircase, cloakroom/WC, and wood parquet-style flooring throughout the principal ground floor rooms.

The heart of the home is an impressive open-plan kitchen, dining and lounge area, featuring bi-folding doors and French doors opening onto the rear garden. This space includes a feature fireplace with bespoke storage and a high-quality fitted kitchen with central island and integrated appliances. A utility room provides access to the double garage, currently used as a gym/recreation space. There is also a study/snug to the front with a bay window and built-in desk.

Upstairs, the principal bedroom enjoys garden views, an en suite shower room, and access to a dressing room (or potential fifth bedroom). The second bedroom also benefits from an en suite, while two further double bedrooms are served by a modern family bathroom.

Externally, the property offers a block-paved driveway with parking for multiple vehicles and a beautifully maintained south-west facing garden, with a large patio and lawn, ideal for entertaining.

Ideally placed for families, with the sought-after Samuel Ryder Academy and Cunningham Hill Primary School close by. Local shops are within walking distance, while the city centre and station are just over a mile away, providing fast links into London and easy access to the M25 and M1.

























ACCOMMODATION

Ground Floor

Porch

Entrance Hall

Study
10'2" x 13'6" (3.12 x 4.14)

Kitchen/Dining Area
17'1" x 23'1" (5.21 x 7.04)

Lounge Area
20'10" x 13'6" (6.37 x 4.14)

Utility Room
7'1" x 7'6" (2.18 x 2.3)

Gym/Reception Room
17'0" x 16'10" (5.2 x 5.15)

Storage
5'8" x 7'8" (1.75 x 2.36)

Cloakroom

First Floor

Landing

Bedroom 1
13'9" x 15'2" (4.21 x 4.64)

Ensuite

Bedroom 5/Dressing Room
10'6" x 10'8" (3.21 x 3.26)

Bedroom 2
14'2" x 16'11" (4.32 x 5.18)

Ensuite

Bedroom 3
13'10" x 9'10" (4.22 x 3.02)

Bedroom 4
10'11" x 12'11" (3.35 x 3.94)

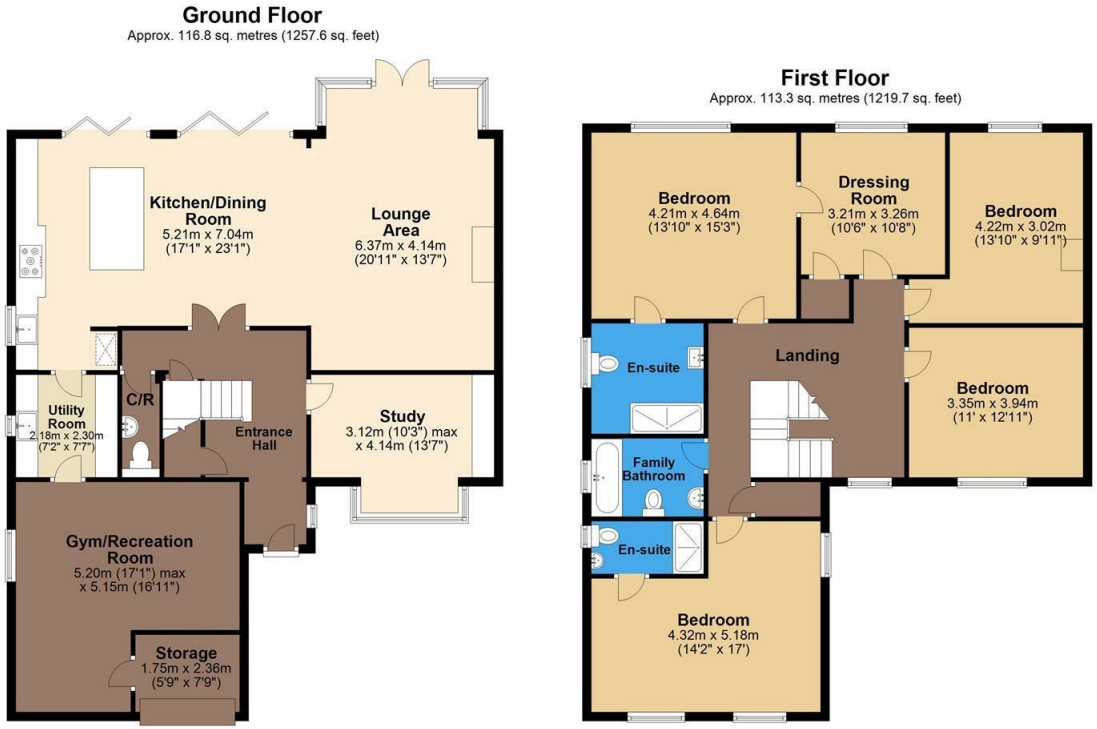
Family Bathroom

OUTSIDE

Frontage/Driveway

Rear Garden
82'0" (25)

Floor Plan



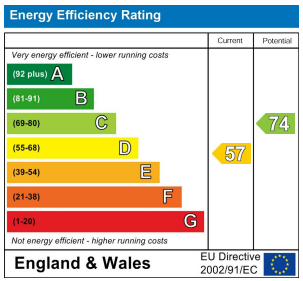
Total area: approx. 230.1 sq. metres (2477.2 sq. feet)

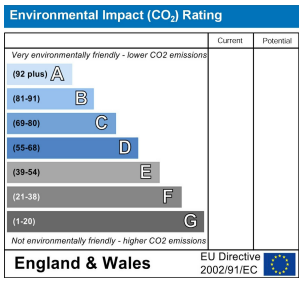
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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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