



Connells

Meadowcroft
St. Albans



Property Description

Beautifully presented throughout, the accommodation has been designed with both practicality and entertaining in mind.

At the heart of the home is a contemporary fitted kitchen that opens effortlessly into a spacious dining area, creating a sociable environment ideal for everyday living. Beyond, the impressive rear living room enjoys a wonderful sense of space and natural light, with wide patio doors framing views of the garden and providing seamless access to the outside.

A standout feature of the property is the professionally converted garage, now offering an excellent home office with built-in storage, making it an ideal space for remote working, a playroom or hobby room. A stylish cloakroom completes the ground floor.

The first floor continues to impress with three genuinely generous double bedrooms, all beautifully presented and complemented by a modern family bathroom finished in a timeless style.

Outside, the landscaped rear garden has been created as an extension of the home itself. Designed for minimal maintenance and maximum enjoyment, it features a spacious entertaining terrace, dedicated barbecue area, inviting seating space and a charming summer house, providing the perfect setting for relaxing with family or hosting friends throughout the year.

To the front, a well-kept lawn and private driveway provide attractive kerb appeal and convenient off-road parking.

Location

Meadowcroft is one of St Albans' most established and family-friendly neighbourhoods, favoured for its peaceful surroundings, excellent local schooling and superb transport connections. The vibrant city centre, with its outstanding selection of cafés, restaurants, independent shops and leisure facilities, is within easy reach, while St Albans City station offers fast and frequent Thameslink services into London St Pancras. The nearby M1, M25 and A1(M) motorway network also ensures effortless travel across the region.

Lounge

5' 11" x 12' (4.85m x 3.66m)

Dining Room

14' 6" x 11' 5" (4.42m x 3.48m)

Kitchen

17' 3" x 9' 5" (5.26m x 2.87m)

Bedroom One

14' 8" x 10' 4" (4.47m x 3.15m)

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

Bedroom Three

10' 4" x 10' (3.15m x 3.05m)

Office

17' 1" x 7' 6" (5.21m x 2.29m)





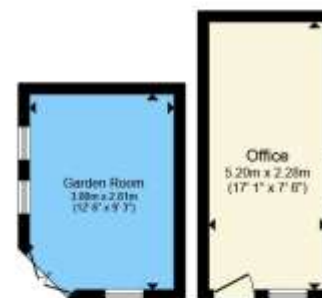




Ground Floor



First Floor



Outbuilding

Total floor area 130.8 m² (1,408 sq.ft.) approx

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Connells

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EPC Rating: D Council Tax
Band: F

Tenure: Freehold

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