



Connells

The Calder Orchard Drive
St. Albans

The Calder Orchard Drive St. Albans AL2 2QH

for sale offers in excess of
£600,000



Property Description

The Calder by Abbey Homes is a thoughtfully designed and energy efficient three bedroom mid terrace home, combining modern styling with practical accommodation, ideal for growing families or those looking to downsize.

The ground floor features a separate lounge, providing a comfortable space for relaxing or entertaining, alongside a spacious open plan kitchen/dining area designed for modern day living. French doors lead directly to the rear garden, helping to bring the outdoors in whilst allowing natural light to flood the room.

The contemporary kitchen is fitted with integrated appliances including a fridge/freezer, dishwasher and washing machine, creating a practical and sociable hub of the home.

Upstairs, the property offers three well proportioned bedrooms, including a master bedroom ensuite shower room. A modern family bathroom serves the remaining accommodation.

Outside, the property enjoys a private rear garden and two allocated parking spaces. Energy efficient features help to reduce running costs, while the low maintenance design makes day to day living easier. With Park Street station, local shops, amenities

and schools all within walking distance, it is an excellent choice for commuters, growing families and downsizers alike.

About The Developer

Abbey New Homes is an established housebuilder with a strong reputation for delivering well-designed homes across the South East. With a focus on design, quality and customer experience, their developments combine modern living with long-term practicality, creating homes suited to today's lifestyles.

The Development

Orchard Gardens is a thoughtfully designed development of just 30 homes, set within a peaceful residential location while offering excellent access to St Albans, Watford and London.

The development comprises a mix of two bedroom maisonettes, three bedroom semi-detached homes and four bedroom detached houses, creating a well-balanced community suited to a range of buyers. Each home is carefully designed with modern living in mind, offering contemporary interiors, practical layouts and energy-efficient features throughout.

This, combined with its convenient location and excellent transport links, makes Orchard Gardens an ideal location for first-time buyers, families and commuters alike, and the perfect place to call home.

Specification

Kitchen

Contemporary fitted kitchen with modern cabinetry

Integrated oven, dishwasher and fridge/freezer

Gas hob with extractor

Stylish work surfaces

LED lighting

Bathrooms

Modern sanitaryware with chrome fittings

Heated towel rail

Contemporary tiling to selected areas

General Features

Energy-efficient design with solar panels

Double glazing throughout

Efficient heating system

Electric vehicle charging provision

10 year NHBC warranty

External

Private rear garden

Landscaped front areas

Patio

Parking

Location - St Albans & Watford

Situated in Park Street, Orchard Gardens enjoys a well-connected yet peaceful setting, with local shops, cafés and everyday amenities nearby, while being just a short distance from St Albans city centre.

St Albans is one of Hertfordshire's most desirable locations, offering a blend of historic charm and modern living. The city is known for its vibrant food and social scene, with a mix of independent restaurants, cafés, bars and boutiques, alongside St Albans' historic Charter Market.

The area also offers excellent leisure facilities, including gyms, sports clubs and golf courses, as well as a range of cultural attractions. For those who enjoy the outdoors, St Albans is surrounded by green open spaces such as Verulamium Park, open countryside and scenic walking routes.

Park Street itself offers a village feel while remaining exceptionally well connected, and the development is ideally positioned for access to Watford, providing further shopping, leisure facilities and transport links.

Transport & Links

Park Street Station is approximately a 10-15 minute walk, providing services to Watford Junction. St Albans City Station offers direct services to London St Pancras in approximately 20 minutes. The development also benefits from easy access to the M25, M1 and A1(M)









To view this property please contact Connells on

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38 Chequer Street
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EPC Rating:
 Exempt

view this property online connells.co.uk/Property/STA317951

Tenure: Freehold



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