



DAVID CHADWICK  
ST ALBANS

5 Oak Tree Gardens  
St Albans



## 5 Oak Tree Gardens, St Albans. AL1 3DE

An impressive contemporary town house  
situated in a small gated development in the  
heart of the city centre.

### Summary

Storm porch | Entrance-hall  
Sitting room | Kitchen/dining room  
Home office/study/bedroom 5  
Utility/laundry | Cloak room  
Four bedrooms  
Family bath & shower room  
Two ensuite shower rooms  
Private rear garden | Balcony  
Further communal gardens  
Driveway parking  
Further shared visitors parking  
Private gated development



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## The Property

An impressive contemporary town house situated in a small, gated development in the heart of the city centre.

Inside, the house has been generously proportioned throughout, with large windows and high ceilings adding to the abundance of light and space.

There is flexible living and bedroom space across three floors that includes four very comfortable bedrooms, two with ensuite shower rooms, and a family bathroom, to the first and second floors.

The principal bedroom benefits from a balcony and a stunning double-height glazed gable end, meaning that this room could also be used as a further reception room if required.

The formal sitting room is located on the first floor, while to the ground floor is a spacious modern high-specification kitchen/breakfast room, providing generous dining and family friendly everyday living space.

There is adjacent well-appointed utility/laundry room, a cloak room and a further reception room, currently used as a home office/gym but also offering the option for use as a fifth bedroom.

A generous entrance hall with a covered storm porch at the front door completes the picture.

## Outside

Outside, the house sits in a secluded position to one side of the development, enjoying a mature, leafy aspect to the front.

It is set behind a hard landscaped frontage providing driveway parking for one car, with further visitors' parking available in the central courtyard.

To the rear of the house is a low maintenance courtyard with access from the ground floor rear living space, while to the second floor there is a lovely balcony to front of the house. There is also a well-maintained communal garden to the rear of the development.

## Location

Oak Tree Gardens is a small private gated development in the heart of the city centre, within a short walk of the mainline station with its fast train access, of approximately 20 minutes, to London, the city centre itself, extensive local amenities, highly regarded schools and the open spaces of Clarence and Verulamium Parks.

## General

Tenure – Freehold

Services – Mains water, drainage, gas & electricity

EPC rating – B

Council tax band G - £3,761.89

**APPROX. GROSS INTERNAL FLOOR AREA 1997.24 SQ FT / 185.55 SQ M.**  
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