



Connells

High Trees Old Watling Street
Flamstead St. Albans



Property Description

A highly individual detached chalet bungalow offering vast family living space, located on a half-acre plot, in this private village which has been beautifully maintained by the current owners. The well-planned accommodation comprises of a spacious reception/entrance area, a modern fitted kitchen/breakfast room, formal lounge, dining room, snug, three ground floor bedrooms with an en-suite and family bathroom, study, a stunning master first floor bedroom suite with walk in wardrobe and cloakroom. Outside there is a sweeping carriage driveway with parking for numerous vehicles and additional private parking to the side. The beautifully landscaped south facing rear garden offers stunning views and benefits from a purpose-built garden room, potting shed, boiler room, greenhouse and fruit orchard.

Entrance Hall

13' 4" x 10' 6" max (4.06m x 3.20m max)
Bay window to front, radiator, wooden flooring, stairs to first floor, meter cupboard.

Reception Hallway

34' 2" x 3' 5" (10.41m x 1.04m)
Wooden flooring, radiator

Cloakroom

Low level w/c, wash basin, radiator, tiled floor and walls.

Bedroom

Irregular Shaped Room 14' 1" x 8' 11" (4.29m x 2.72m)

Laminate flooring, radiator, window to side, large walk in storage cupboard.

En-Suite Bathroom

Irregular Shaped Room 8' 5" x 5' 7" (2.57m x 1.70m)

Wash basin, low level w/c, panelled bath, radiator, tiled floor, part tiled walls, window to side.

Kitchen/Breakfast Room

15' 7" x 11' 1" (4.75m x 3.38m)

Modern fitted kitchen comprising of a comprehensive range of wall and base units with complimentary worktops, tiled floor, sink and drainer, Bosch oven and hob with extractor over, floor to ceiling radiator, built in fridge/freezer, washing machine, tumble dryer and dishwasher, patio doors to rear.

Dining Room

11' 5" x 10' 11" (3.48m x 3.33m)
Patio doors to rear, radiator.

Lounge

24' 9" x 15' (7.54m x 4.57m)
Two windows to side, radiators, patio doors to rear, selection of wall lights, modern wood burner.

Sung

11' 9" x 11' 5" (3.58m x 3.48m)

Wood flooring, wall lights, radiator.

Inner Hallway

9' 7" x 7' 6" (2.92m x 2.29m)

Parquet flooring

Bedroom

14' 10" max x 9' 11" (4.52m max x 3.02m)

Bay window to front, mirror fronted fitted wardrobes to one wall, radiator.

Bedroom

12' 8" max x 11' 6" (3.86m max x 3.51m)

Bay window to front, radiator

Study

11' 9" x 11' 5" (3.58m x 3.48m)

Window to side, radiator, wall lights.

Family Bathroom

9' 4" x 8' 3" (2.84m x 2.51m)

Four-piece suite comprising panelled bath, vanity wash basin, low level w/c, corner shower cubicle, radiator, wood flooring, tiled walls.

First Floor Master Suite

Irregular Shaped Room 25' 8" x 12' 5" (7.82m x 3.78m)

A simply stunning room with exposed beams, triple aspect windows to either side and rear, eves storage space, walk in dressing room with skylight window and ensuite cloakroom comprising w/c wash basin and skylight window.

Outside

The property is approached via a private entrance with carriage driveway which offers parking for numerous vehicles and is surrounded with mature borders and trees. One gated side access and additional gated driveway giving additional private parking if required, this leads into a workshop/shed which leads into the rear garden. The south facing rear garden is simply stunning with raised patio area and built in flower borders and seating, leading to formal gardens which are laid to lawn with mature, hedging, flower beds and ornamental fish pond, furthermore there is a fruit orchard with potting shed and greenhouse.



Garden Room

15' 2" x 13' 11" (4.62m x 4.24m)

Built in a Scandinavian style with wood floors, ceiling and roof. A multipurpose room with power and light connected window overlooking a further private patio area and decked area.





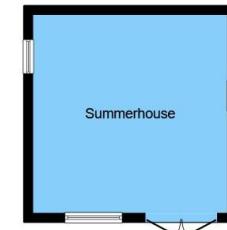




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: F

Tenure: Freehold

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