



1 St. Andrews Drive, St. Albans, AL1 1HU

Guide price £915,000 Freehold

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## 1 St. Andrews Drive

St. Albans, AL1 1HU

A beautifully presented five-bedroom 2000+sq.ft. family home set within a peaceful private gated close, to the south-east of St Albans.

The welcoming entrance hall gives access to a cloakroom/W.C, a versatile study with built-in storage, and a stylishly refitted kitchen/diner with integrated appliances. This flows into a bright south-facing family room with bi-fold doors opening onto the rear garden.

On the first floor, a spacious lounge with Juliet balcony, feature fireplace and wooden flooring enjoys garden views, accompanied by two generous bedrooms and a modern shower room. The top floor hosts the principal bedroom with fitted wardrobes and en-suite, two further well-proportioned bedrooms, and a family bathroom.

Outside, the property offers a block-paved driveway for two cars, an integral garage, visitor parking and a sunny south-facing rear garden with full-width patio, perfect for entertaining.

St Andrews Drive is 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

Entrance Hall

**Kitchen/Dining Room**

18'6 x 15'10 (5.64m x 4.83m)

**Family Room**

18'6 x 9'7 (5.64m x 2.92m)

**Utility**

**Study**

7'4 x 6'2 (2.24m x 1.88m)

**W.C.**

## FIRST FLOOR

**Landing**

**Lounge**

18'10 x 17'10 (5.74m x 5.44m)

**Bedroom**

12'6 x 9'1 (3.81m x 2.77m)

**Bedroom**

9'3 x 8'8 (2.82m x 2.64m)

**Shower Room**

## SECOND FLOOR

**Landing**

**Bedroom**

12'11 x 12'7 (3.94m x 3.84m)

**En-Suite**

**Bedroom**

12'7 x 6'7 (3.84m x 2.01m)

**Bedroom**

**Bathroom**

## OUTSIDE

**Frontage/Parking**

**Rear Garden**

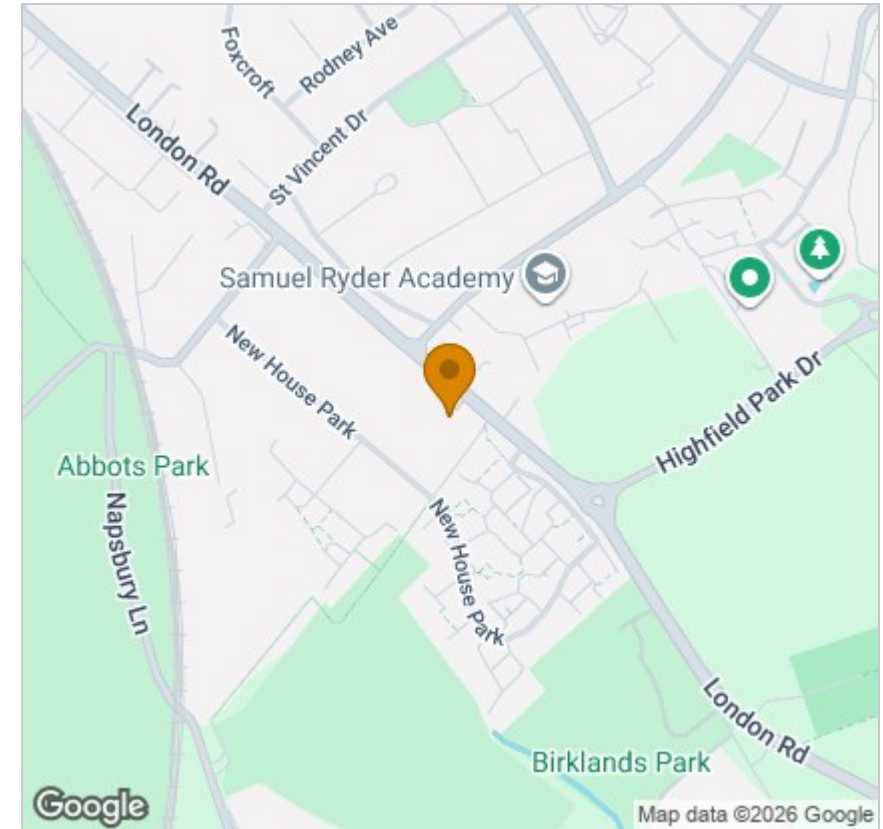
**Garage**

17'7 x 8'4 (5.36m x 2.54m)

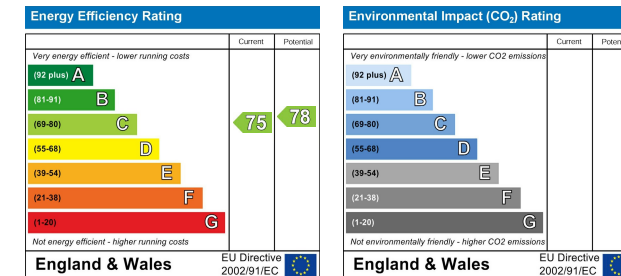
## Floor Plan



## 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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