



12 Havercroft Close, St. Albans, Hertfordshire AL3 4LD

Guide price £1,250,000 Freehold



## 12 Havercroft Close

St. Albans, Hertfordshire AL3 4LD

A stylishly presented and skilfully extended five-bedroom detached family home, tucked away in a peaceful and highly sought-after close within the desirable St Stephen's area of St Albans.

The accommodation begins with a welcoming entrance hall with stairs to the first floor, under-stairs storage, and a downstairs cloakroom/WC. To the front is a bright dual-aspect lounge/dining room with a bay window, bi-folding doors to the rear garden, and a real flame gas fire. The dining area opens into a modern fitted kitchen with integrated appliances and granite work surfaces, complemented by a practical utility room with access to the garage and garden. A further versatile reception room, ideal as a snug or sitting room, completes the ground floor.

On the first floor, the principal bedroom benefits from a stylish en-suite shower room, with three further double bedrooms and a contemporary family bathroom. The second floor provides a generous additional bedroom or flexible living space, featuring Velux-style windows including a balcony window with elevated views over the garden.

Externally, there is a block-paved driveway providing off-street parking for two vehicles, a garage, and a lawned frontage with mature hedging. The private rear garden enjoys a patio area for entertaining, leading to a well-maintained lawn with raised beds and established planting.

Havercroft Close is ideally located within walking distance of the vibrant city centre, excellent local schools, supermarkets including Waitrose and Sainsbury's, and the extensive green space of Verulamium Park.





## ACCOMMODATION

Ground Floor

Entrance Hall

Sitting Room

17'2 x 7'10 (5.23m x 2.39m)

Lounge/Dining Room

25'3 x 11'4 (7.70m x 3.45m)

Kitchen

16'3 x 14'8 (4.95m x 4.47m)

WC

Utility Room

7'11 x 7'7 (2.41m x 2.31m)

First Floor

Landing

Bedroom One

12'10 x 11'4 (3.91m x 3.45m)

Ensuite

Bedroom Two

11'8 x 16'5 (3.56m x 5.00m)

Bedroom Three

12'3 x 11'5 (3.73m x 3.48m)

Bedroom Four

14'3 x 9'2 (4.34m x 2.79m)

Bathroom

Second Floor

Bedroom Five/flexible Room

10'11 x 23' (3.33m x 7.01m)

Storage

OUTSIDE

Front Garden

Driveway

Garage

17'5 x 8'4 (5.31m x 2.54m)

Rear Garden

## Floor Plan



Total area: approx. 220.2 sq. metres (2370.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.  
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## 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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## Area Map



## Energy Efficiency Graph

