



32 Ellis Fields, St. Albans, AL3 6BQ
Guide price £1,575,000 Freehold

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32 Ellis Fields

St. Albans, AL3 6BQ

An attractively presented and exceptionally spacious five double bedroom detached family home, enjoying a secluded position within the highly sought-after Ellis Fields development.

This impressive property offers beautifully proportioned and versatile accommodation arranged over three floors, perfectly suited to modern family living. At the heart of the home is a superb dual-aspect kitchen/dining room, complete with a central island and ample space for entertaining. A comfortable lounge enjoys direct access to the rear garden, whilst the ground floor also benefits from a cosy snug, separate study, conservatory, utility room and cloakroom/W.C.

The first floor comprises four generously sized double bedrooms, two of which benefit from their own en-suite facilities, together with a quality family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, featuring an en-suite bathroom, fitted wardrobes and extensive eaves storage.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, together with a garage. To the rear is a delightful, south-east facing garden offering a wonderful setting for outdoor relaxation and entertaining. A covered veranda provides a sheltered seating area for year-round enjoyment, complemented by a lawn, an additional patio area towards the rear of the garden and a timber storage shed.

Ellis Fields is a prestigious and highly regarded residential development, conveniently situated approximately one mile from St Albans City Centre and the mainline railway station, providing direct services to London St Pancras International. The property is also ideally positioned for access to excellent local schooling, including the highly regarded St Albans Girls' School and Garden Fields Junior School.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

21'4 x 16'3 (6.50m x 4.95m)

Utility

8'2 x 6'11 (2.49m x 2.11m)

Lounge

15'8 x 15'2 (4.78m x 4.62m)

Snug

11'0 x 9'3 (3.35m x 2.82m)

Study

9'6 x 8'6 (2.90m x 2.59m)

Conservatory

12'3 x 7'4 (3.73m x 2.24m)

W.C

FIRST FLOOR

Landing

Bedroom

16'3 x 15'11 (4.95m x 4.85m)

En-Suite

Bedroom

16'10 x 12'4 (5.13m x 3.76m)

En-Suite

Bedroom

12'2 x 8'6 (3.71m x 2.59m)

Bedroom

11' x 9'4 (3.35m x 2.84m)

Bathroom

SECOND FLOOR

Bedroom

16'1 x 15'6 (4.90m x 4.72m)

En-Suite

OUTSIDE

Frontage

Rear Garden

Garage

17'7 x 8'2 (5.36m x 2.49m)

Floor Plan



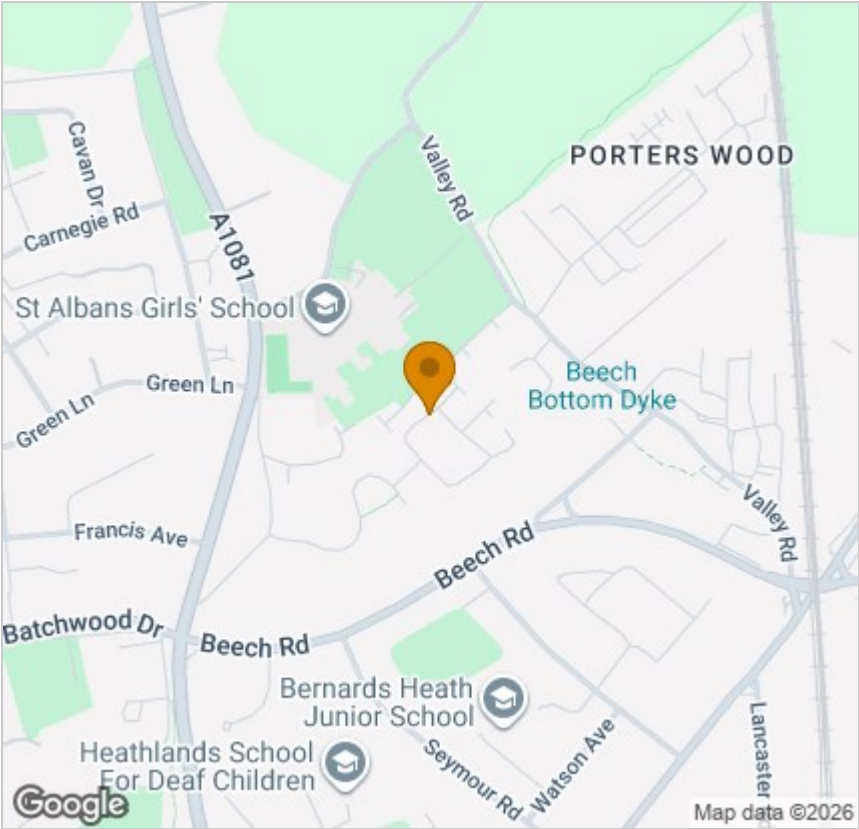
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

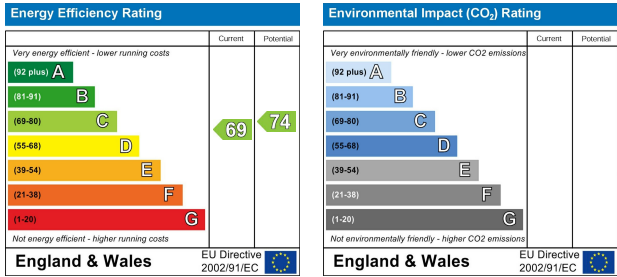
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS