7 Flint Way, St. Albans, AL3 6DU

Guide price £830,000 Freehold

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Paul Barker
ESTATE AGENTS

7 Flint Way

St. Albans, AL3 6DU

A stunning four-bedroom semi-detached family home, skilfully extended to the side and rear to create bright, spacious and highly flexible living accommodation, further enhanced by a superb outbuilding in the south-facing rear garden.

A part-glazed front door opens into a useful entrance porch, leading to a welcoming hallway with built-in storage, doors to all rooms and stairs rising to the first floor.

The attractive lounge features a central fireplace with a log burner and stylish herringbone style wood effect flooring. This flows into a sociable kitchen/dining area with a part-vaulted ceiling, bi-fold doors to the rear garden and a high quality fitted kitchen offering an extensive range of units and a mix of integrated and freestanding appliances.

From the kitchen, a door leads to a generous utility room providing access to a downstairs WC and a superb storage room with direct access to both the front and rear gardens. A versatile study completes the ground floor, ideal for remote working or use as a playroom.

Upstairs, the light filled first floor landing gives access to all bedrooms. The principal bedroom overlooks the rear garden and benefits from a stylish ensuite shower room and walk-in wardrobe. Three further well-proportioned bedrooms are served by a modern four-piece family bathroom.

Externally, the property offers a resin driveway with ample off-street parking for multiple vehicles, complete with outside power and a tap. The wonderfully private south-facing rear garden features an extensive patio perfect for entertaining, leading on to a well-kept lawn. At the rear sits a superb and flexible garden building, ideal as a home office or gym, equipped with running water, a basin, a storage room and a shower room/WC.

The location is highly desirable, close to excellent schools, local shops, open green spaces and within easy reach of St Albans City Centre.

ACCOMMOADTION

Porch

Entrance Hall

Lounge
13'4 x 11'1 (4.06m x 3.38m)

Kitchen/Dining Room
20'9 x 21'9 (6.32m x 6.63m)

Utility Room

WC

Study
8'7 x 8'4 (2.62m x 2.54m)

Store Room

FIRST FLOOR

Landing

Bedroom 1
9'2 x 12'1 (2.79m x 3.68m)

En-suite

Bedroom 2
11'2 x 13'2 (3.40m x 4.01m)

Bedroom 3
11'3 x 11'8 (3.43m x 3.56m)

Bedroom 4
8'4 x 10'3 (2.54m x 3.12m)

Bathroom

OUTSIDE

Paved Driveway

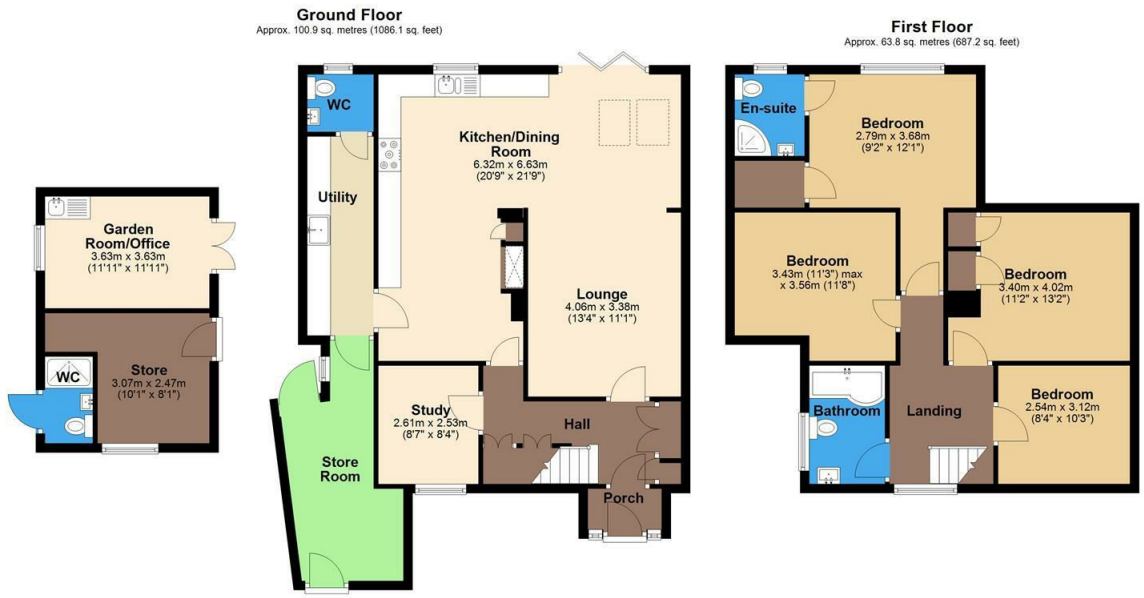
Rear Garden

Garden Room/Office
11'11 x 11'11 (3.63m x 3.63m)

Store Room
10' x 8'1 (3.05m x 2.46m)

WC/ Shower Room

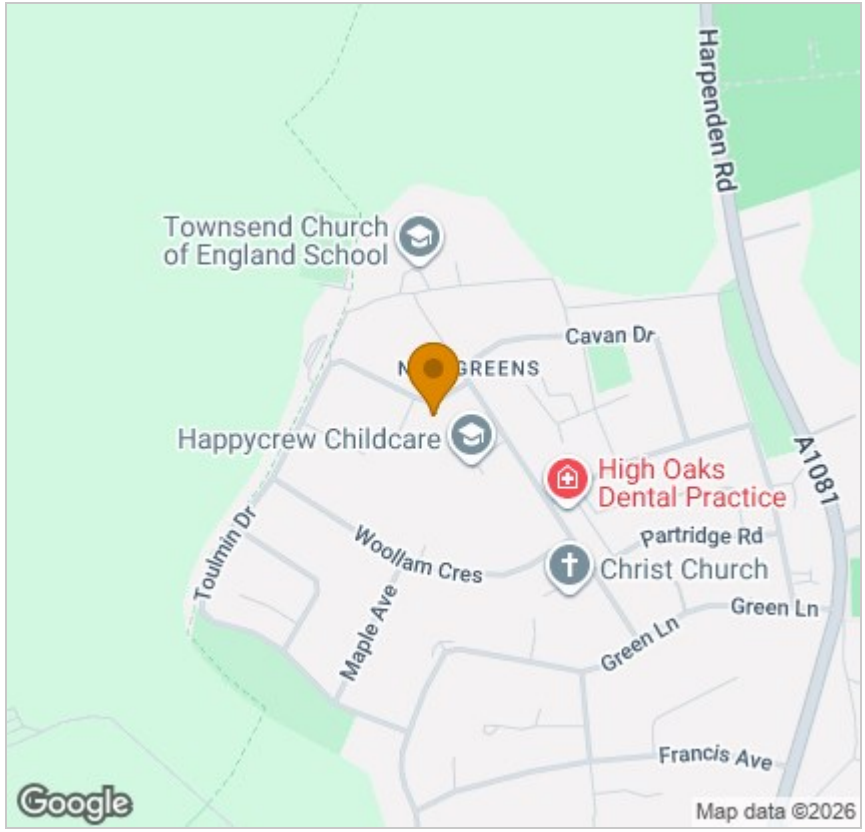
Floor Plan



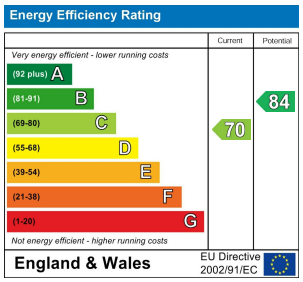
Total area: approx. 164.7 sq. metres (1773.3 sq. feet)

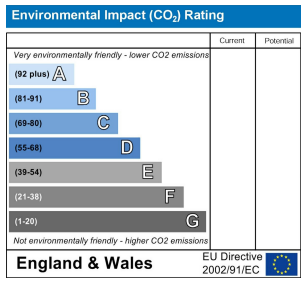
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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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