



Page Place, Frogmore, St. Albans

In Excess of £700,000

proffitt
& holt





Page Place, Frogmore

St. Albans

Proffitt & Holt are delighted to be marketing this immaculately presented four-bedroom detached family home, offering an exceptional standard of contemporary living within a highly sought-after residential area. Ideally positioned for easy access to both the station and motorway links.

Upon entering, you find the modern fitted kitchen is thoughtfully designed with quality appliances and ample storage. Additionally there is a practical utility room that enhances every-day convenience. At the rear a spacious and bright lounge, perfect for relaxation or entertaining guests, complemented by a separate dining room that provides an elegant setting for formal meals or family gatherings. The property features four generously proportioned bedrooms, two of which benefit from stylish en-suite shower rooms, offering privacy and comfort for family members or guests.

A dedicated home office garden pod (a versatile space ideal for remote working or creative hobbies) further enhances the functionality of this impressive residence.

Additional highlights include two undercover car port spaces, ensuring secure and convenient parking. The property's interior is finished to a high specification throughout, with tasteful décor and attention to detail evident in every room. With its blend of spacious living areas, modern amenities, and a flexible layout that allows for family life.

This superb detached house is a rare opportunity for buyers looking for both comfort and convenience in an excellent location.





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Page Place is located within close proximity of Park Street railway station. Excellent motorway links for M25 & M1 giving easy access to London. St Albans and nearby Radlett are a short drive away.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Fantastic Detached Family Home
- Four Bedrooms, two with En-Suite Shower Rooms
- Home Office Garden Pod
- Immaculately Presented throughout
- Two Undercover Car Port Spaces
- Close to Station and Motorway Links
- Front and Rear Private Gardens
- Modern Fitted Kitchen & Utility Room
- Spacious Bright Lounge & Separate Dining Room





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

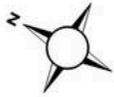
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





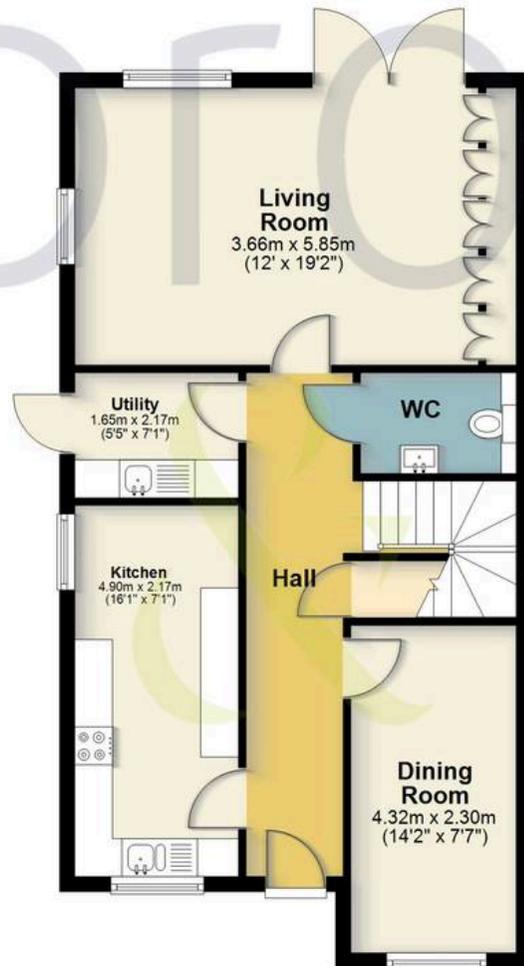
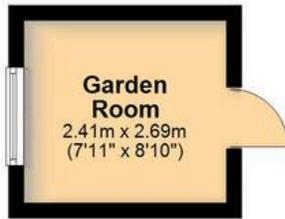






Ground Floor

Approx. 70.1 sq. metres (754.4 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.7 sq. feet)



Total area: approx. 133.9 sq. metres (1441.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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