



DRUCE
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17 Ellis Fields
St. Albans, AL3 6BG
Guide Price £940,000

17 ELLIS FIELDS , St Albans AL3 6BG

Set within a prestigious and sought-after development, this beautifully presented 3/4 bedroom townhouse offers over 2,230 sq ft of versatile living space arranged over three floors. With far-reaching views over the Green and the wooded landscape of Beech Bottom Dyke, the home enjoys a peaceful yet highly convenient location—just a short walk from St Albans Girls' School and Garden Fields Junior School.

Ground Floor

The property welcomes you with a deep entrance hall, providing internal access to the integral garage, and leads to a flexible study/bedroom 4 and a sitting room that opens directly onto a private terrace and the landscaped rear garden—perfect for relaxation or entertaining.

First Floor

A true standout feature is the expansive 33' x 18' (max) open-plan lounge and dining area, bathed in natural light and enjoying fabulous views over the Green. This space flows seamlessly into the contemporary kitchen, fully equipped with a comprehensive range of stylish fitted units and high-spec integrated appliances.

Second Floor

The top floor comprises three generous double bedrooms, including bedroom 1 with its own en-suite shower room and walk-in wardrobe. A well-appointed family bathroom with both bathtub and separate shower completes the accommodation.

Exterior & Location

Integral garage and drive parking. Private lawned rear garden with patio, mature shrubs and variety of trees screening the property. About 1 mile from City Centre amenities and main line station into St Pancras International with intercommunication Eurostar service to Paris & Brussels. Easy access to M1 & M25 Motorways.





Total area: approx. 207.4 sq. metres (2232.6 sq. feet)



- Entrance Hall**
- Family Room**
12'1 x 11'2 (3.68m x 3.40m)
- Study / Bedroom 4**
12'1 x 11'2 (3.68m x 3.40m)
- Shower Room**
- FIRST FLOOR**

- Lounge / Dining Room**
32'8 x 18'3 (9.96m x 5.56m)
- Kitchen**
11'2 x 12'1 (3.40m x 3.68m)
- SECOND FLOOR**

- Bedroom 1**
13'8 x 12'2 (4.17m x 3.71m)
- En-suite & Walkin wadrobe**
- Bedroom 2**
12'10 x 11'3 (3.91m x 3.43m)
- Bedroom 3**
12'1 x 11'2 (3.68m x 3.40m)

- Family Bathroom**
- OUTSIDE**
- Rear Garden**
- Garage**
- ALL MAINS SERVICES**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



- EPC**
Energy rating - C
- Council Tax**
Band - G - £3843 p.a

Agents Note

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Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

