



Connells

Pearmain Close Pearmain Close, Orchard Gardens
St. Albans

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for sale
£635,000



Property Description

The Calder (Plot 13) by Abbey Homes is a well proportioned and energy efficient three bedroom end of terrace home offering practical and versatile accommodation, ideal as a first family home or for those looking to downsize without compromising on space or comfort.

The ground floor features a separate lounge providing the perfect space for relaxing or entertaining, alongside a bright open plan kitchen/dining area designed for both everyday living and hosting guests. French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living whilst allowing plenty of natural light to flood the space.

The contemporary kitchen benefits from integrated appliances including a fridge/freezer, dishwasher and washing machine, creating a practical and sociable hub of the home.

Upstairs, the property offers three well proportioned bedrooms, including a master bedroom with ensuite shower room and a modern family bathroom serves the remaining bedrooms, whilst the flexible layout is equally suited to growing families, home working or guest accommodation.

Externally, the property benefits from a

private rear garden and two allocated parking spaces, offering practicality and convenience for modern living. Ideally positioned within the Orchard Gardens development, Park Street station, local shops and everyday amenities are all within walking distance.

About The Developer

Abbey New Homes is an established housebuilder with a strong reputation for delivering well-designed homes across the South East. With a focus on design, quality and customer experience, their developments combine modern living with long-term practicality, creating homes suited to today's lifestyles.

The Development

Orchard Gardens is a thoughtfully designed development of just 30 homes, set within a peaceful residential location while offering excellent access to St Albans, Watford and London.

The development comprises a mix of two bedroom maisonettes, three bedroom semi-detached homes and four bedroom detached houses, creating a well-balanced community suited to a range of buyers. Each home is carefully designed with modern living in mind, offering contemporary interiors, practical layouts and energy-efficient features throughout.

This, combined with its convenient location and excellent transport links, makes Orchard

Gardens an ideal location for first-time buyers, families and commuters alike, and the perfect place to call home.

Specification

Kitchen

Contemporary fitted kitchen with modern cabinetry

Integrated oven, dishwasher and fridge/freezer

Gas hob with extractor

Stylish work surfaces

LED lighting

Bathrooms

Modern sanitaryware with chrome fittings

Heated towel rail

Contemporary tiling to selected areas

General Features

Energy-efficient design with solar panels

Double glazing throughout

Efficient heating system

Electric vehicle charging provision

10 year NHBC warranty

External

Private rear garden

Landscaped front areas

Patio

Parking

Location - St Albans & Watford

Situated in Park Street, Orchard Gardens enjoys a well-connected yet peaceful setting, with local shops, cafés and everyday amenities nearby, while being just a short distance from St Albans city centre.

St Albans is one of Hertfordshire's most desirable locations, offering a blend of historic charm and modern living. The city is known for its vibrant food and social scene, with a mix of independent restaurants, cafés, bars and boutiques, alongside St Albans' historic Charter Market.

The area also offers excellent leisure facilities, including gyms, sports clubs and golf courses, as well as a range of cultural attractions. For those who enjoy the outdoors, St Albans is surrounded by green open spaces such as Verulamium Park, open countryside and scenic walking routes.

Park Street itself offers a village feel while remaining exceptionally well connected, and the development is ideally positioned for access to Watford, providing further shopping, leisure facilities and transport links.

Transport & Links

Park Street Station is approximately a 10-15 minute walk, providing services to Watford Junction. St Albans City Station offers direct services to London St Pancras in









To view this property please contact Connells on

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EPC Rating:
 Exempt

view this property online connells.co.uk/Property/STA317940

Tenure: Freehold



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