



Orchard Gardens Development, St. Albans

CHANDLERS



# Plot 17 Orchard Gardens Development

Orchard Drive, St. Albans, AL2 2QH

Asking Price £855,000



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band

\*\*\* SOLD STC - OTHER PLOTS AVAILABLE \*\*\* The Bromstone B, A DOUBLE fronted detached family home with two well-appointed reception rooms, providing ample space for relaxation and entertaining. The open plan kitchen and dining area is a highlight of the home, designed for both functionality and style, perfect for family gatherings or hosting friends. The separate family/dining room offers additional versatility, allowing for a variety of uses to suit your lifestyle.

The property features two well-designed bathrooms, including an en-suite in the bedroom one, as well as a family bathroom equipped with both a bath and a shower, ensuring convenience for all family members. Outside, the property includes two parking spaces in front of the garage and electric vehicle charging point. The energy-efficient design of the house, complete with photovoltaic panels, not only reduces your carbon footprint but also helps to lower energy costs.

Anticipated EPC - Band A

Council Tax Band - TBC

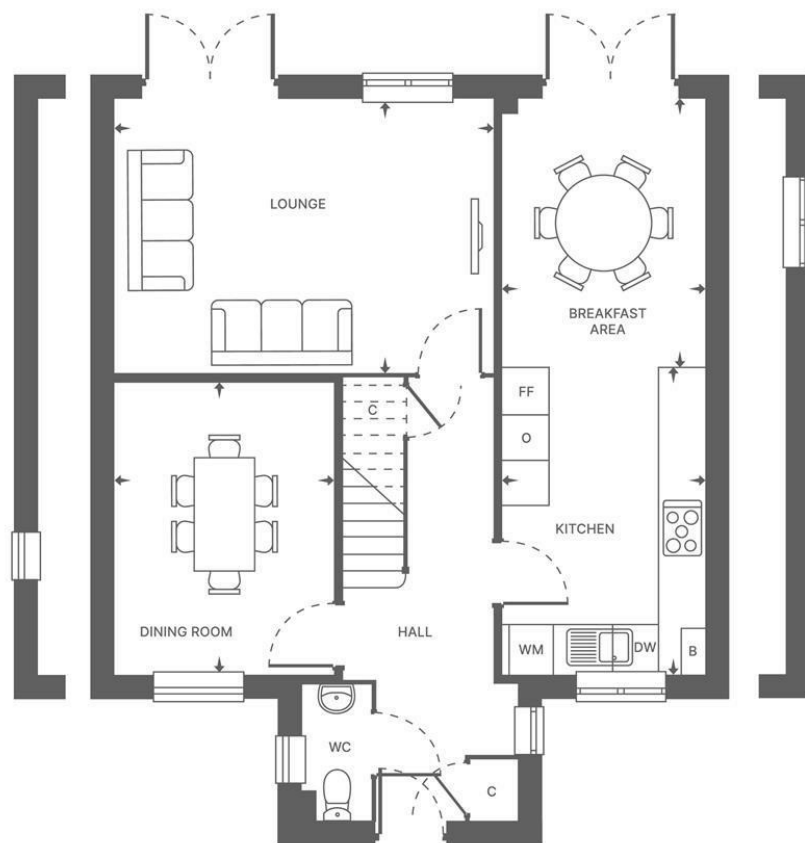
Photos are from similar house types on other developments and the specification may vary.

- Stylish Kitchen with Integrated Appliances
  - Garage with EV Charging Point
  - Open Plan Kitchen/Diner
- Four Bedroom ENERGY Efficient Home with PV Panels
- Family Bathroom with BOTH Bath & Shower Cubicle
  - Family Room/Dining Room
  - En-Suite Shower Room
- 10 Year NHBC Warranty - 2 Year Abbey New Homes Warranty
  - Discover Abbey Savings Solutions
  - Assisted Move Scheme









### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is St Albans City & District
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity

