



Charmouth Road
St. Albans AL1 4SE

for sale guide price
£1,750,000



Property Description

Immaculately renovated throughout, this remarkable family home combines timeless elegance with contemporary style, offering beautifully appointed interiors and a thoughtfully designed layout spanning three impressive floors. A welcoming entrance hallway introduces a sense of light and space that continues throughout the home. The spacious sitting room, complete with bi-folding doors, opens seamlessly onto the landscaped rear garden. A further versatile reception room offers flexible living options and could easily serve as a playroom, home office, or sixth bedroom. The stunning open-plan kitchen, breakfast, and dining area forms the true heart of the home. A stylish shower room and separate utility room complete the ground floor accommodation. Upstairs, the first-floor hosts three well-proportioned bedrooms, including a luxurious principal suite with an elegant en-suite, alongside a beautifully appointed family bathroom. The top floor offers two further double bedrooms and an additional shower room. Outside, the generous rear garden provides a wonderful retreat with an expansive lawn, mature shrubs, and patio area. The property also benefits from rear driveway access leading to a double garage. Perfectly positioned within easy reach of St Albans City Centre, the mainline station, and open green spaces such as Clarence Park and Bernards Heath, this superb home effortlessly blends convenience, style, and family comfort in one of the city's most desirable settings.

Hallway

25' 3" x 12' 1" (7.70m x 3.68m)

Living Room

15' 1" x 18' 7" (4.60m x 5.66m)

Kitchen/Dining Aera

25' 3" x 12' 1" (7.70m x 3.68m)

Utility

5' 9" x 5' 9" (1.75m x 1.75m)

Downstairs Shower room

5' 9" x 5' 9" (1.75m x 1.75m)

Bedroom One

15' 1" max x 19' max (4.60m max x 5.79m max)

Bedroom Two

15' 1" x 12' 1" max (4.60m x 3.68m max)

Bedroom Three

7' 9" max x 21' max (2.36m max x 6.40m max)

Bedroom Four

8' 2" max x 15' 4" max (2.49m max x 4.67m max)

Bedroom Five

9' 8" x 12' 1" (2.95m x 3.68m)

Shower Room 2

4' 3" x 6' 2" (1.30m x 1.88m)

En Suite

9' 5" x 5' 9" (2.87m x 1.75m)

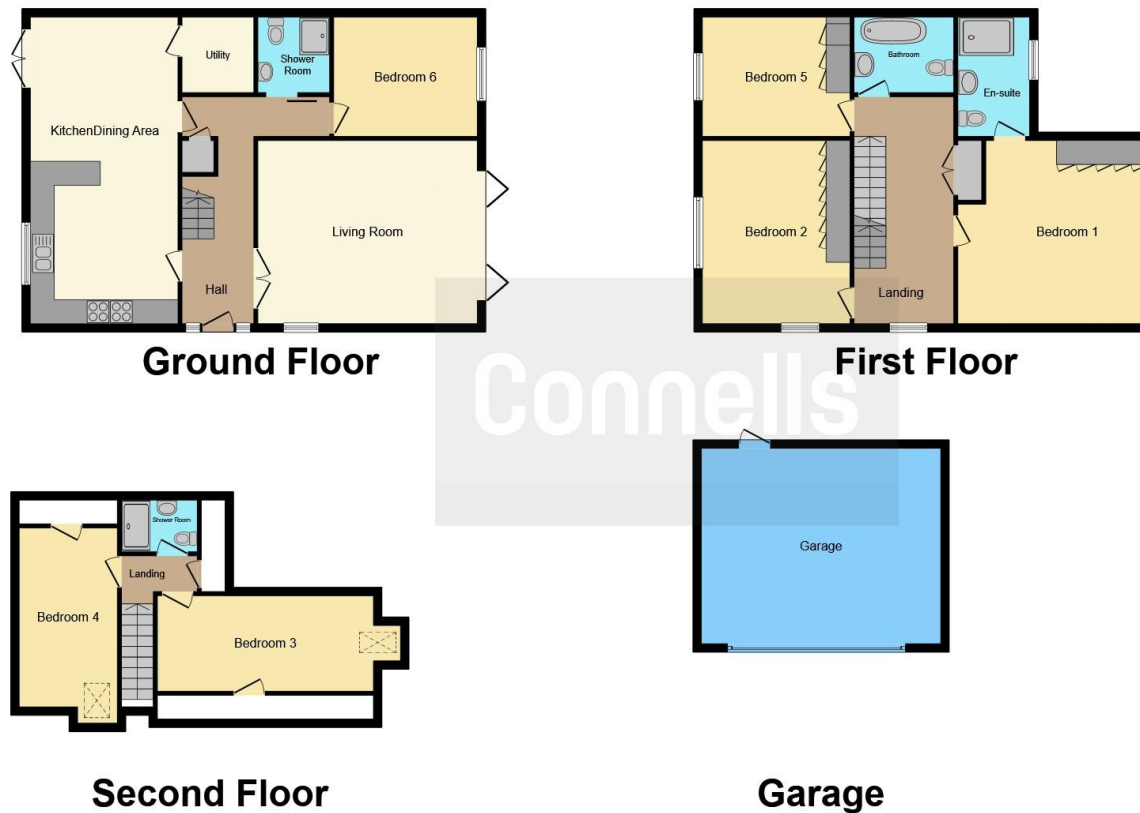
Bathroom

9' 2" x 8' 2" (2.79m x 2.49m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 856 781
E stalbins@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/STA317164



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317164 - 0012