



1 St. Andrews Drive, St. Albans, AL1 1HU

Guide price £915,000 Freehold



1 St. Andrews Drive

St. Albans, AL1 1HU

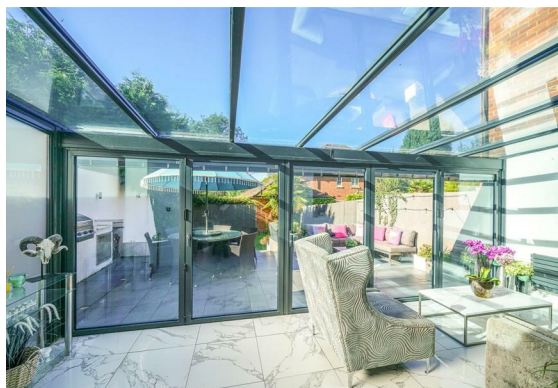
A beautifully presented five-bedroom 2000+sq.ft. family home set within a peaceful private gated close, to the south-east of St Albans.

The welcoming entrance hall gives access to a cloakroom/W.C, a versatile study with built-in storage, and a stylishly refitted kitchen/diner with integrated appliances. This flows into a bright south-facing family room with bi-fold doors opening onto the rear garden.

On the first floor, a spacious lounge with Juliet balcony, feature fireplace and wooden flooring enjoys garden views, accompanied by two generous bedrooms and a modern shower room. The top floor hosts the principal bedroom with fitted wardrobes and en-suite, two further well-proportioned bedrooms, and a family bathroom.

Outside, the property offers a block-paved driveway for two cars, an integral garage, visitor parking and a sunny south-facing rear garden with full-width patio, perfect for entertaining.

St Andrews Drive is ideally placed for families, with the sought-after Samuel Ryder Academy and Cunningham Hill Primary School close by. Local shops are within walking distance, while the city centre and station are just over a mile away, providing fast links into London and easy access to the M25 and M1.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

18'6 x 15'10 (5.64m x 4.83m)

Family Room

18'6 x 9'7 (5.64m x 2.92m)

Utility

Study

7'4 x 6'2 (2.24m x 1.88m)

W.C.

FIRST FLOOR

Landing

Lounge

18'10 x 17'10 (5.74m x 5.44m)

Bedroom

12'6 x 9'1 (3.81m x 2.77m)

Bedroom

9'3 x 8'8 (2.82m x 2.64m)

Shower Room

SECOND FLOOR

Landing

Bedroom

12'11 x 12'7 (3.94m x 3.84m)

En-Suite

Bedroom

12'7 x 6'7 (3.84m x 2.01m)

Bedroom

Bathroom

OUTSIDE

Frontage/Parking

Rear Garden

Garage

17'7 x 8'4 (5.36m x 2.54m)



Floor Plan



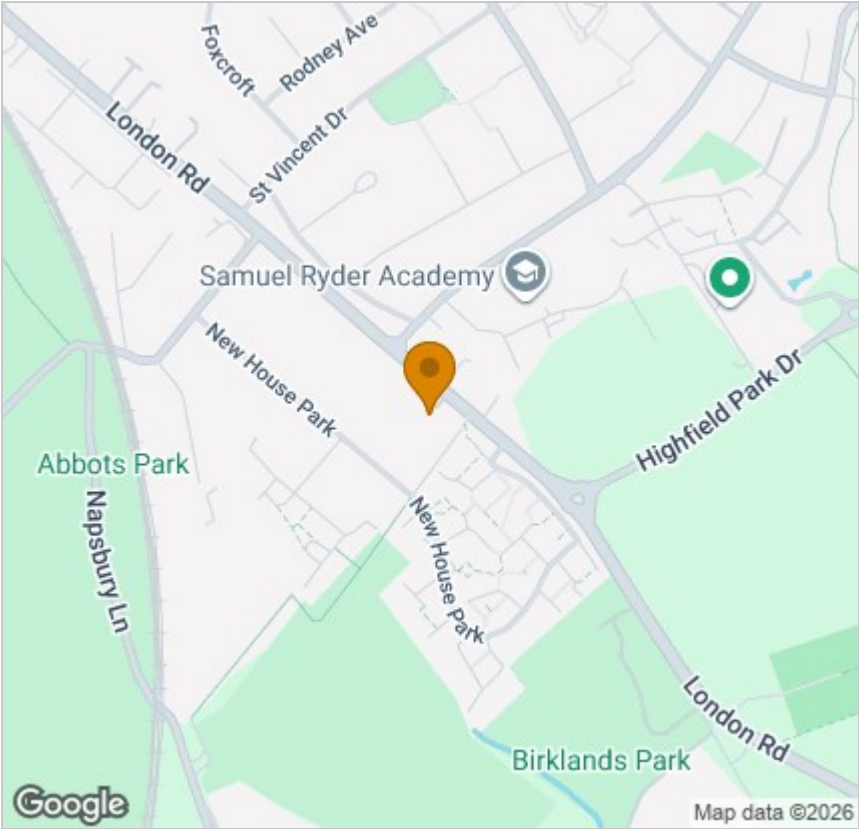
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

