



Orchard Close, St. Albans, AL1 1JP

£850,000

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This characterful, chain-free, bay-fronted family home offers a lovely combination of comfortable living space, generous outdoor areas and a really convenient location. Set within a peaceful cul-de-sac, it is less than a mile from St Albans mainline station, making the journey into London via St Pancras International particularly easy, while the city centre is also around a mile away with its excellent choice of shops, cafés, restaurants, pubs and leisure facilities.

For family life, the location has plenty to offer. Watercress Nature Reserve and Clarence Park are both close by, providing lovely places for walks, exercise and enjoying some fresh air, while the area is also well served by a good selection of primary and secondary schools.

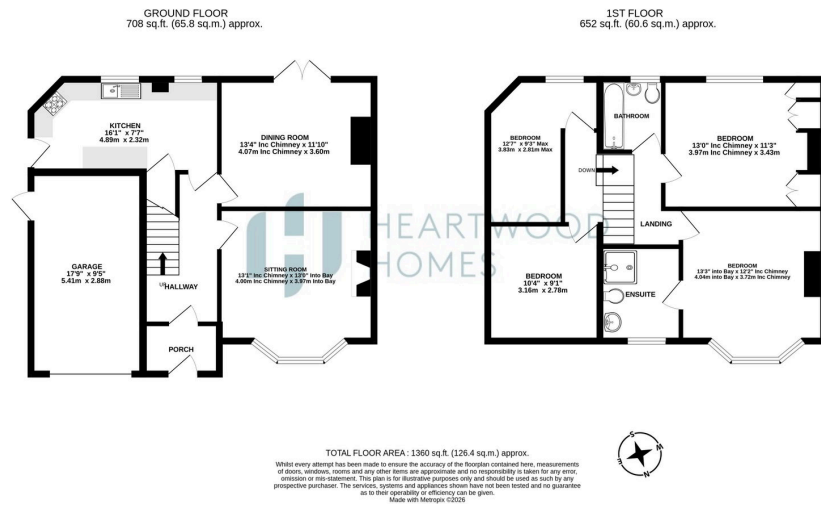
A generous driveway provides plenty of off-street parking and leads to the integral garage, which also has access through to the garden. Inside, a bright entrance hall leads into the welcoming front living room, where the attractive bay window brings plenty of natural light and creates a comfortable space for relaxing.

To the rear, the modern kitchen sits alongside a particularly spacious dining room. With double doors opening directly onto the garden, this is a great setting for family meals, entertaining friends or simply enjoying a more relaxed way of living. There is also potential to create a larger open-plan kitchen/dining space, subject to the necessary building regulations.

Upstairs, there are four bedrooms, including three well-proportioned doubles and a single bedroom. The principal bedroom enjoys another attractive bay window and a modern en-suite, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the garden is arranged across the rear and side of the property. The rear is mainly decked, creating an ideal spot for summer BBQs, drinks with friends or outdoor dining, while the side garden is laid to lawn and offers useful space for children or simply enjoying the sunshine. Gated side access adds further practicality.





- Chain-free four-bedroom bay-fronted family home
- Three generous double bedrooms plus a fourth single bedroom
- Bright living room with feature bay window and plenty of natural light
- Generous driveway, integral garage and useful gated side access
- Potential to create a larger kitchen/diner or convert the garage, subject to the necessary consents
- Peaceful cul-de-sac location less than a mile from St Albans station
- Principal bedroom with attractive bay window and modern en-suite
- Modern kitchen alongside a spacious dining room with garden access
- Decked rear garden with lawned side garden, ideal for family life and entertaining
- EPC Grade E

