



Mount Drive, Park Street, St Albans AL2 2NY
Asking Price £835,000 Freehold

This remarkable detached family home features four bedrooms and is beautifully maintained. It comprises three reception rooms, an exceptional kitchen/breakfast area, a fantastic conservatory, three bathrooms, a study or fifth bedroom. There is also additional parking at the rear of the garden with a great home office or gym. Plus the potential of constructing (STPP) a double garage. No onward chain.

www.benjaminstevensstalbans.co.uk

Key Features

- Four/Five Bedroom Detached
- Spacious Living Room
- Kitchen / Breakfast Room
- 2110 sq.ft. (196 sq.m.) approx.
- 110 ft Rear Garden approx
- Dining Room
- Three Barh or Shower Rooms
- Downstairs Cloakroom
- Excellent Home Office / Gym
- Parking to the front & Rear

This Impressive and spacious detached home is versatile in its' use and boast a generous garden with rear access to extra parking and a superb home office/gym. This is in my opinion a perfect family home.

The property is approached via the block paved driveway and is entered through the front door into the spacious hallway with a guest cloakroom and a storage cupboard.

At the front of the house on the ground floor there is a double bedroom with an en-suite shower room, and a sitting room which could also be used as another double bedroom. To the rear of the property there is a spacious living room leads into a superb conservatory with views over the garden.

The dining room opens through to a large kitchen/breakfast room The oak kitchen with granite worktops has numerous fitted appliances including microwave, washing machine and double oven. There is a fridge-freezer, five-ring gas hob, dishwasher and ample storage cupboards.

The first floor has the access to three bedrooms, all benefitting from fitted wardrobes, plus the master bedroom has a walk-in dressing room.. There is also a study and spacious modern family bathroom with a separate shower.

The rear garden is approximately 110ft long and is ideal for family entertaining with a good size patio area, lawn, an excellent home office or gym, further wooden sheds and parking for at least two more cars.

A garage could be built to the rear of the garden if desired and subject to the usual planning consents.

N.B since the EPC was issued the property has had a new energy efficient gas combination boiler for the central heating and hot water, plus high quality triple glazing fitted throughout.

Mount Drive is on the edge of Park Street which enjoys a range of local shopping facilities as well as having its own railway station which provides a regular service to Watford Junction. The location also provides excellent access to the motorway link roads. The vibrant City centre with its shopping and leisure facilities are only a short drive away.

Sitting Room: 3.27m x 3.09 (10'9" x 10'2")
 Bedroom Two: 3.27m x 3.09m (10'9" x 10'2")
 En-Suite Shower Room
 Living Room: 4.67m x 3.86m 15'4" x 12'8")
 Dining Room: 3.14m x 2.89m (10'4" x 9'6")
 kitchen: 5.72m x 3.55m (15'6" x 11'8")
 Conservatory: 7.55m x 2.92m (24'9" x 9'6")
 Bedroom One: 3.93m x 3.04m (12'11" x 10'0")
 Dressing Room: 1.78m 1.69m (5'8" x 5'5")
 Bedroom Three: 3.58m x 2.99m (11'9" x 9'10")
 Bedroom Four: 2.84m x 2.48m (9'4" x 8'2")
 Study/Bedroom: 3.14m x 2.48m (10'0" x 8'1")
 Family Bathroom: 3.45m x 1.70m (11'3" x 5'5")
 Office/Gym: 6.10m x 3.50m (19'8" x 11'6")

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.



Kitchen/Breakfast Room



Living Room



Kitchen/Breakfast Room



Conservatory



Dining Room



Master Bedroom



Bedroom Two



Bedroom Two En-Suite



Sitting Room



Bedroom Three



Master Dressing Room



Bedroom Four



Study/Bed Five



Family Bathroom



Half Landing



Hallway



Cloakroom



Entrance



Rear Aspect



Rear Garden



Rear Garden



Rear Parking



Patio Area



Garden Storage



Outside Office/Gym



Office/Gym



Rear Aspect



Landing



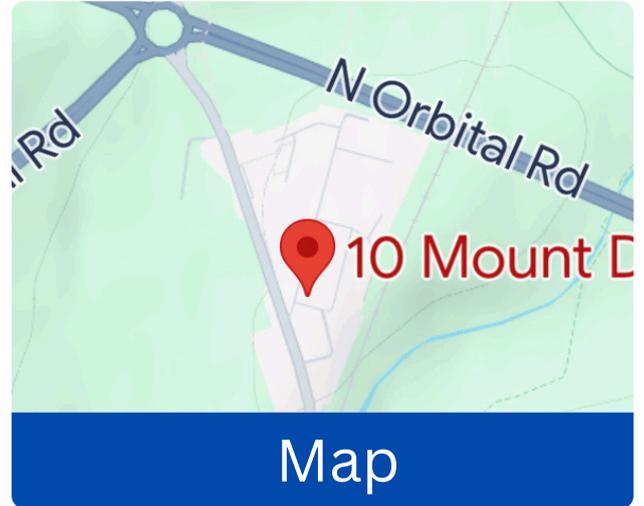
Conservatory



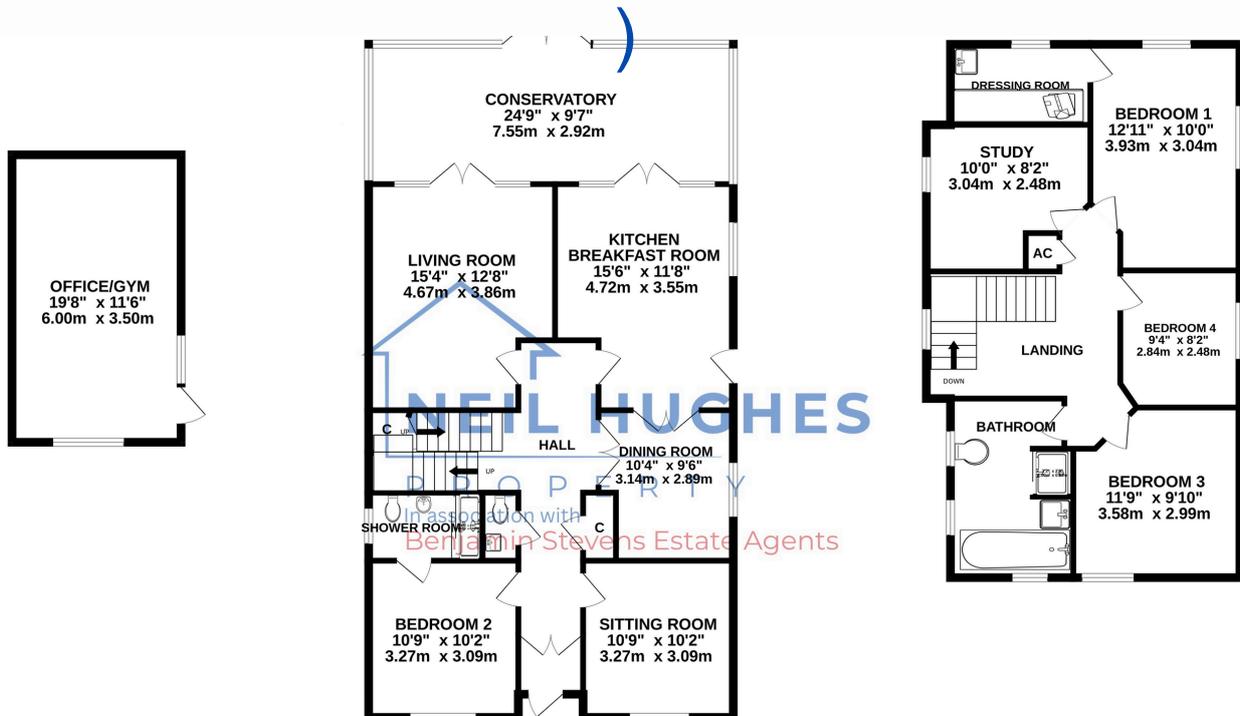
Kitchen/Breakfast Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Floor Plan: 2110 sq.ft. (196.1 sq.m.) approx.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.