



**BENJAMIN  
STEVENS.**  
estate agents



## **Wych Elms, St Albans AL2 2AS**

**Asking Price £750,000**

A superbly refurbished and beautifully presented FOUR/FIVE BEDROOM, THREE BATHROOM SEMI-DETACHED FAMILY HOME situated on a sought-after residential road, conveniently located for easy access to a comprehensive local shopping parade and the M25/M1. The property is being offered for sale in excellent decorative order and benefits from Brand New Double Glazed Windows & Gas Central Heating to Radiators. The Accommodation comprises a 24ft Living Room, a Separate Lounge/Bedroom with an En-Suite Shower Room, and a Newly Fitted Fully Integrated Kitchen/Breakfast Room. Upstairs, there is a Quality Family Bathroom and Four Bedrooms, with Bedroom One Benefiting from a Stylish En-Suite Bathroom and a Walk-In Dressing Room. Outside there is a Private Rear Garden with Side Access to a Detached Garage and a Driveway, plus a Quality Brick-Built Garden OFFICE/GYM. To the Front there is a Block Laid Driveway Providing Parking for another 2/3 Cars.  
CHAIN FREE



## Wych Elms, St Albans AL2 2AS

**Living Room:**



**Living Room:**



**Reception Room/Bedroom Five:**



**Kitchen/Diner:**



**En Suite Shower Room:**



**Kitchen/Diner:**





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**Bedroom One:**



**Bedroom Three:**



**En Suite Bathroom:**



**Bedroom Four:**



**Bedroom Two:**



**Family Bathroom:**





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### Outbuilding:



### Tenure:

This is a freehold property.  
Council Tax Band E £2,818 per annum.  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

### Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

### Garden:

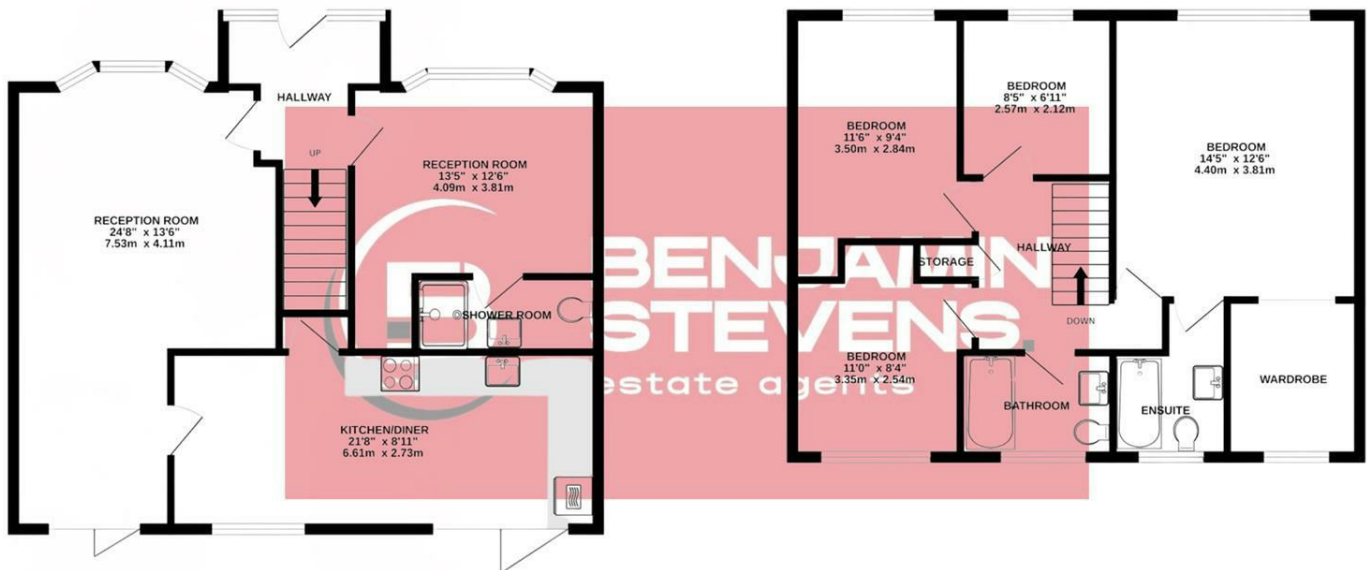


### Exterior Rear:



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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