



35A Rowlatt Drive, St. Albans, AL3 4NA

Guide price £1,150,000 Freehold



## 35A Rowlatt Drive

St. Albans, AL3 4NA

A highly attractive four-bedroom detached home, built circa 2020, offering bright, spacious and stylish accommodation over three floors, with an energy-efficient EPC rating of B and no onward chain. The property boasts a superb private south-west facing garden and a luxurious garden room, ideal as a home office, gym or entertaining space.

A covered porch leads into a welcoming entrance hall with built-in storage and a downstairs WC. The front aspect lounge features plantation shutters, while underfloor heating runs throughout the ground floor. The impressive open-plan kitchen/dining/family room includes high-quality units, integrated appliances, a central island with breakfast bar, bi-fold doors to the garden and a striking roof lantern. A separate utility room adds further practicality.

The first floor offers a principal bedroom with fitted wardrobes and en-suite, two further double bedrooms, one with bespoke fittings, and a family bathroom. The second floor provides an additional dual-aspect double bedroom with built-in wardrobes.

Externally, there is a low-maintenance frontage with off-street parking via a resin driveway. The rear garden features a full-width patio, lawn and mature planting, leading to the impressive garden cabin providing two area with bi-fold doors to the principle room, roof lights and power plus a garden store.

Rowlatt Drive is a highly desirable, tree-lined road, conveniently located for access to open countryside, Waitrose, well-regarded schools, Verulamium Park and St Albans city centre.





## ACCOMMODATION

Entrance Hall

Lounge

19'8 x 11'4 (5.99m x 3.45m)

Kitchen/Dining/Family Room

23'1 x 18'3 (7.04m x 5.56m)

Utility

W.C.

## FIRST FLOOR

Landing

Bedroom

12'10 x 7'10 (3.91m x 2.39m)

En-Suite

Bedroom

17'8 x 7'6 (5.38m x 2.29m)

Bedroom

13'9 x 8'0 (4.19m x 2.44m)

Bathroom

## SECOND FLOOR

Bedroom

17'1 x 14'4 (5.21m x 4.37m)

## OUTSIDE

Frontage

Rear Garden

GARDEN ROOM

Home Office/Reception

13'0 x 11'9 (3.96m x 3.58m)

Gym

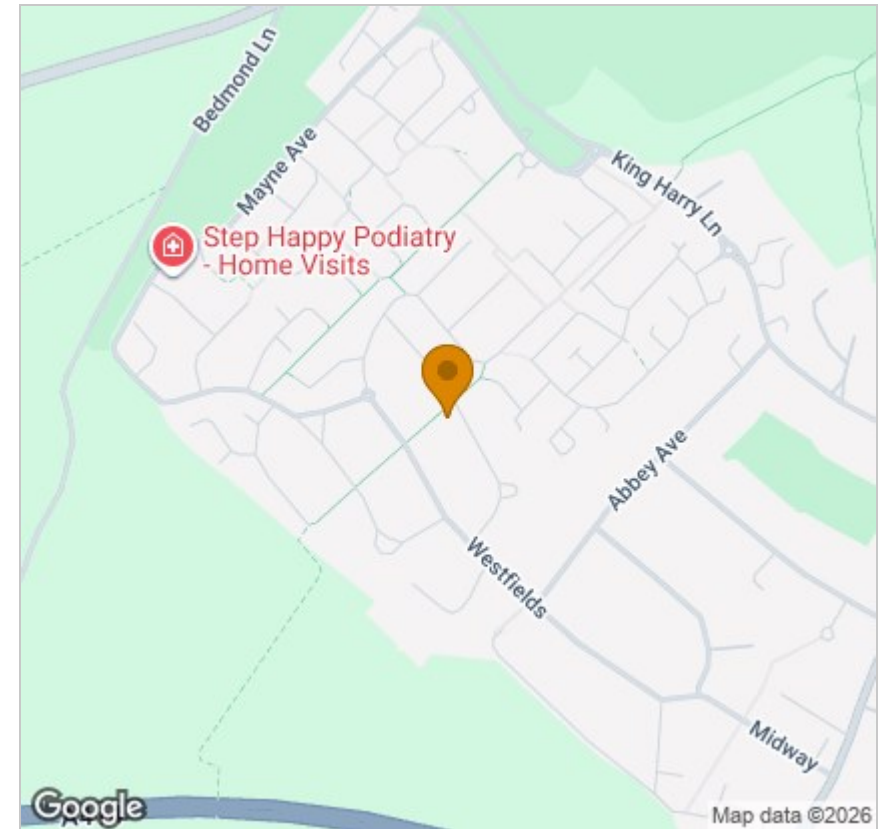
16'10 x 6'10 (5.13m x 2.08m)

Garden Store

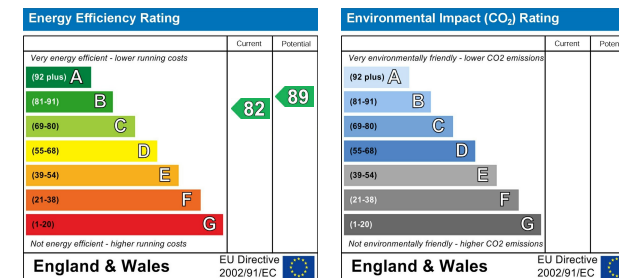
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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