



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

Guide price £915,000 Freehold



Paul Barker  
ESTATE AGENTS

## 1 St. Andrews Drive

St. Albans, AL1 1HU

A beautifully presented five-bedroom family home offering over 2,000 sq. ft. of accommodation, situated within a peaceful private gated development on the south-eastern side of St Albans.

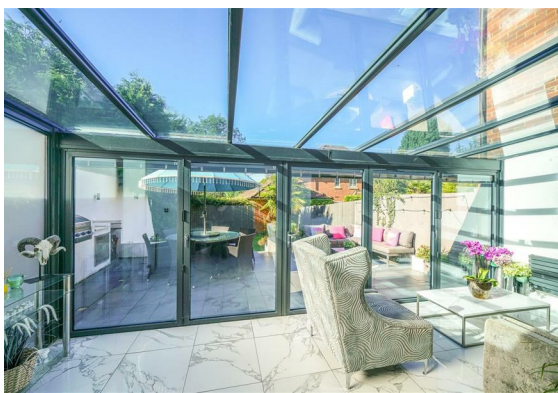
The welcoming entrance hall provides access to a cloakroom/W.C, a useful study with built-in storage and a stylish refitted kitchen/dining room with integrated appliances. The kitchen opens through to a bright, south-facing family room, with bi-fold doors leading directly onto the rear garden. A separate utility room completes the ground floor accommodation.

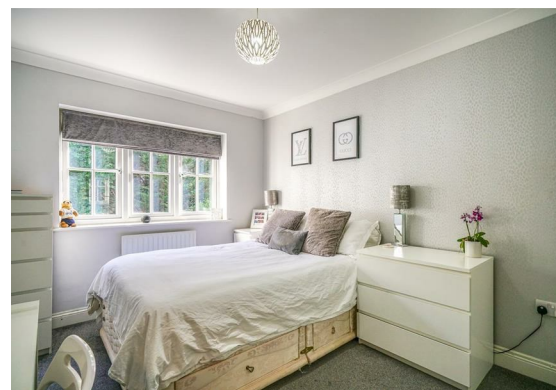
On the first floor is a spacious lounge overlooking the garden, featuring a Juliet balcony, feature fireplace and wooden flooring. There are also two well-proportioned bedrooms and a modern shower room.

The second floor comprises the principal bedroom with fitted wardrobes and en-suite shower room, along with two further bedrooms and the family bathroom.

Outside, the property benefits from a block-paved driveway providing parking for two cars, an integral garage and additional visitor parking within the development. To the rear is a sunny south-facing garden with a full-width patio, providing an ideal space for outdoor dining and entertaining.

St Andrews Drive is particularly well placed for families, with the highly regarded Samuel Ryder Academy and Cunningham Hill Primary School close by. Local shops are within walking distance, while St Albans city centre and mainline station are just over a mile away, offering fast connections into London. The M25 and M1 are also within easy reach.





## 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



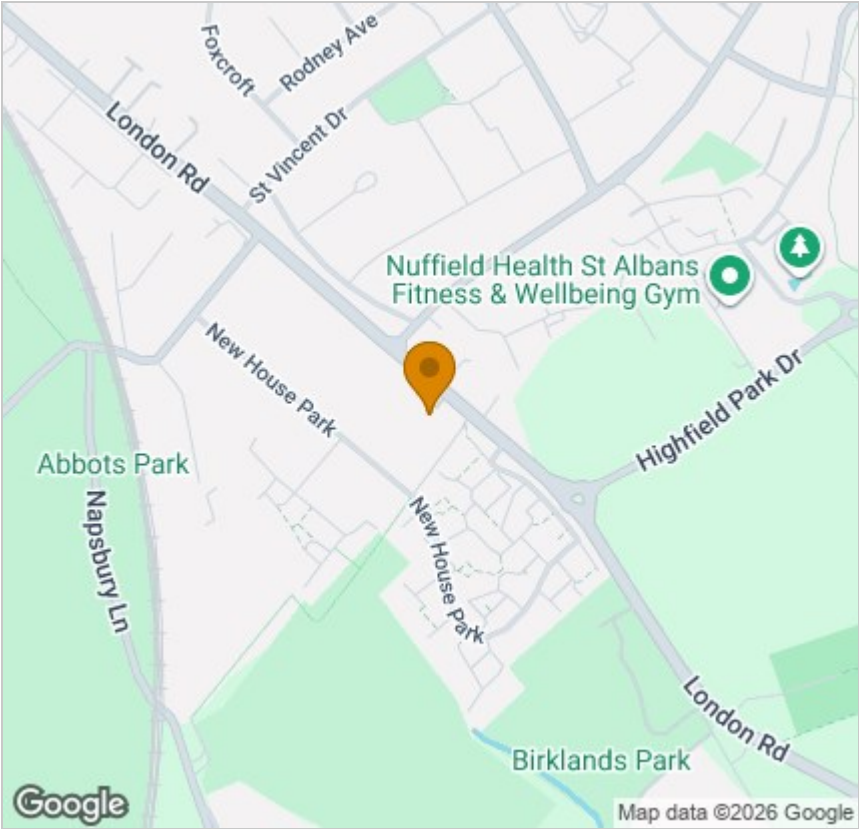
Viewing

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

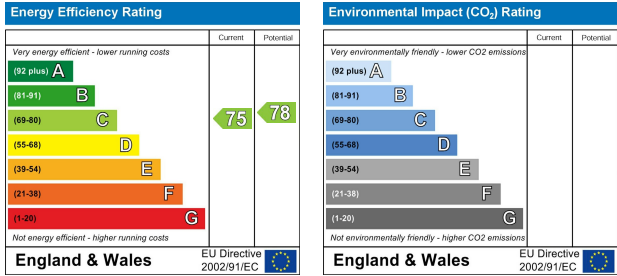
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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: office@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker  
ESTATE AGENTS