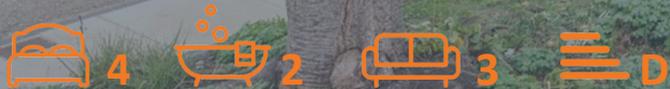




39 The Dell, St. Albans, AL1 4HF

Guide price £885,000 Freehold



39 The Dell

St. Albans, AL1 4HF

An attractively presented and recently modernised four-bedroom link-detached home, set within a highly regarded private development where residents benefit from access to woodland, a private indoor swimming pool, and a squash court.

The property opens into a welcoming entrance hall with stairs to the first floor and access to a stylish ground floor shower room with W.C. The bright lounge features a large front-facing window, a feature fireplace, and part-glazed doors connecting to a separate dining room, which includes fitted storage and sliding patio doors to the rear garden. The kitchen is fitted with a range of light coloured wall and base units, work surfaces along with part-integrated appliances. It flows into a sociable breakfast room with patio doors leading to the garden and a side door opening to the driveway.

Upstairs, the landing includes a loft hatch and built-in airing cupboard, with doors leading to four well-proportioned bedrooms. The master and two additional bedrooms benefit from fitted wardrobes. A contemporary family bathroom features a bath with overhead shower, basin with storage, and W.C.

Outside, the front of the property offers a lawned garden with mature shrubs and trees, along with a driveway leading to a covered carport with two storage cupboards and garage. The private south-facing rear garden is a standout feature, offering a paved patio ideal for entertaining, a lawn, and established flower beds and hedging.

The Dell is a peaceful private cul-de-sac, conveniently located within walking distance of the mainline train station, shops and services in Fleetville and Marshalswick, green spaces including The Wick and Clarence Park, and highly regarded local schools such as Fleetville Primary and Verulam Secondary.





ACCOMMODATION

Entrance Hall

Lounge

15'10 x 17'11 (4.83m x 5.46m)

Dining Room

10 x 10'5 (3.05m x 3.18m)

Kitchen

10'3 x 9'10 (3.12m x 3.00m)

Breakfast Room

12'2 x 13'3 (3.71m x 4.04m)

Shower Room

FIRST FLOOR

Bedroom 1

11'7 x 13'11 (3.53m x 4.24m)

Bedroom 2

14 x 9'8 (4.27m x 2.95m)

Bedroom 3

12'5 x 10'6 (3.78m x 3.20m)

Bedroom 4

9'5 x 10 (2.87m x 3.05m)

Bathroom

OUTSIDE

Front Garden

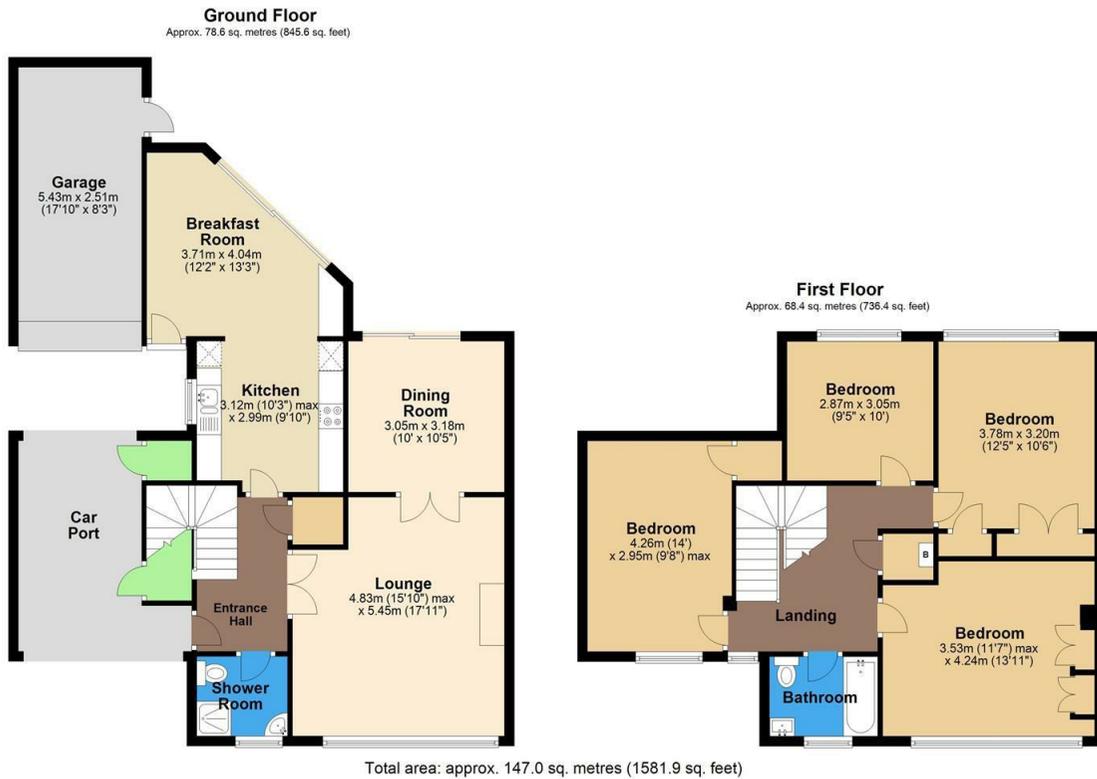
Driveway and Car Port

Garage

17'10 x 8'3 (5.44m x 2.51m)

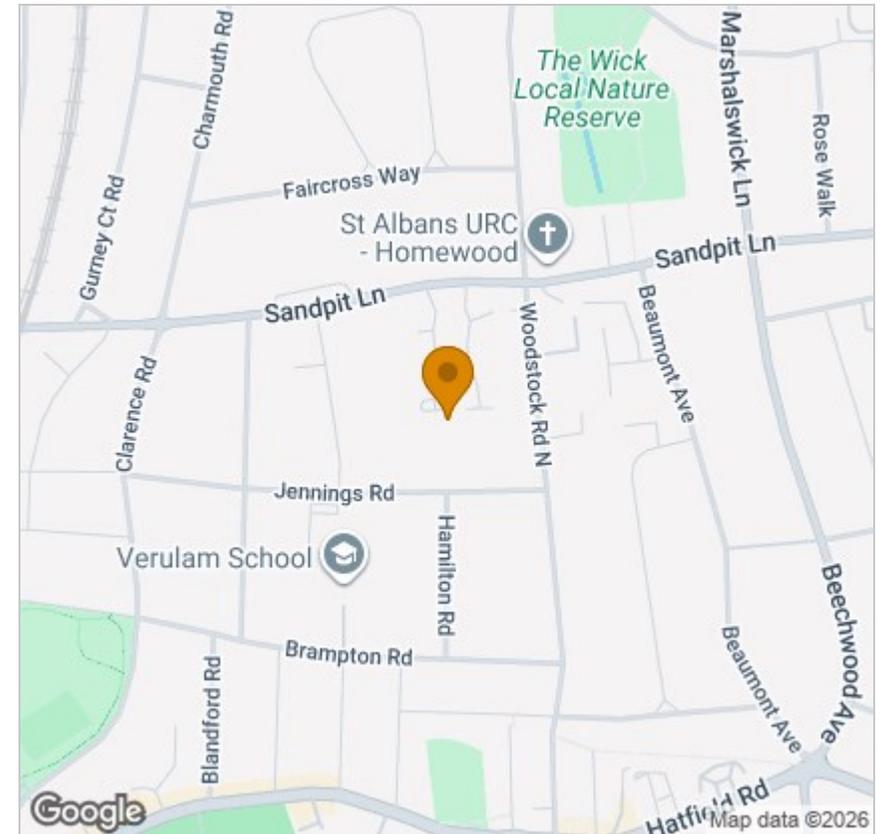
Rear Garden

Floor Plan

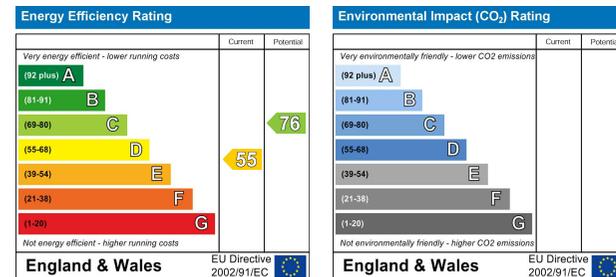


The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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.

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.

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