



17 Ellis Fields, St. Albans, AL3 6BG

Guide price £940,000 Freehold

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## 17 Ellis Fields

St. Albans, AL3 6BG

An exceptionally spacious 4 bedroom townhouse (2,230 sq.ft/207sq.m) set within the prestigious Ellis Fields development, perfectly located for commuters, just under a mile from the mainline station with direct services into St Pancras International, and within easy reach of the vibrant city centre. Ellis Fields also offers convenient access to local shops, open countryside, and the Old Albanian Sports Complex.

Beautifully positioned overlooking a peaceful green and Beech Bottom Dyke, and framed by mature trees, this home has been thoughtfully remodelled to create contemporary, open-plan living with highly versatile accommodation arranged over three floors.

On the ground floor, the covered entrance opens into a welcoming hallway with stairs to the first floor and internal access to the garage. A family room with French doors leads directly onto the garden, while a flexible guest bedroom/study is served by a sleek shower room/W.C.

The first floor is home to an impressive dual-aspect lounge/dining room, where high ceilings and large windows flood the space with natural light. The stylish, refitted kitchen features a comprehensive range of units, granite worktops, and integrated appliances – a perfect setting for both everyday living and entertaining.

Upstairs, the second floor landing provides access to a generous loft with potential for conversion, as well as three well-proportioned bedrooms. The principal suite includes a walk-in wardrobe and a luxurious ensuite shower room, while the two further double bedrooms are served by a modern family bathroom.

Externally, the property benefits from off-street parking to the front and a private rear garden with a paved terrace, ideal for al fresco dining. The lawn is bordered by established plants and trees, offering seclusion and a tranquil setting.





## ACCOMMODATION

Entrance Hall

Family Room

12'1 x 11'5 (3.68m x 3.48m)

Study

12'1 x 11'2 (3.68m x 3.40m)

Shower Room

FIRST FLOOR

Lounge/Dining Room

32'8 x 18'3 (9.96m x 5.56m)

Kitchen

11'2 x 12'1 (3.40m x 3.68m)

SECOND FLOOR

Landing

Bedroom

13'8 x 12'2 (4.17m x 3.71m)

Walk-in Wardrobe

En-Suite

Bedroom

12'10 x 11'3 (3.91m x 3.43m)

Bedroom

12'1 x 11'2 (3.68m x 3.40m)

Bathroom

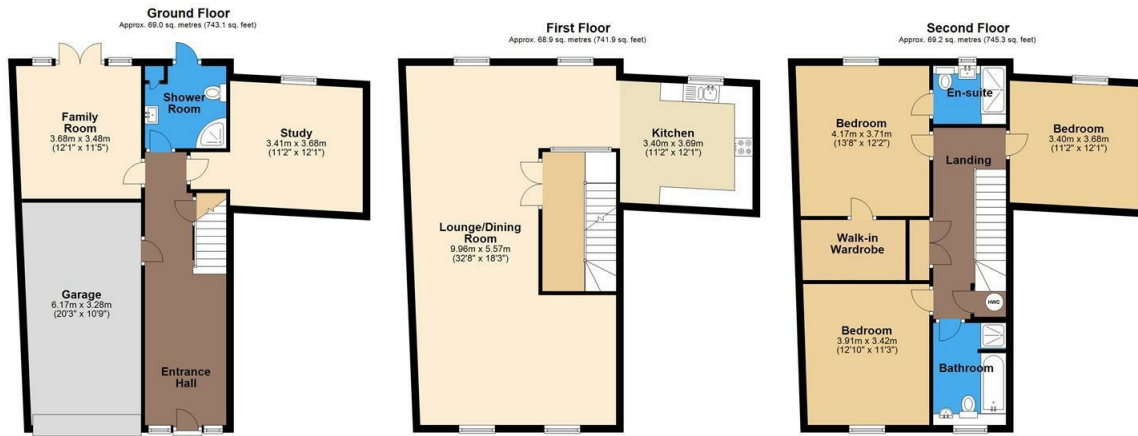
OUTSIDE

Frontage

Rear Garden

Garage

## Floor Plan



Total area: approx. 207.2 sq. metres (2230.2 sq. feet)

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.

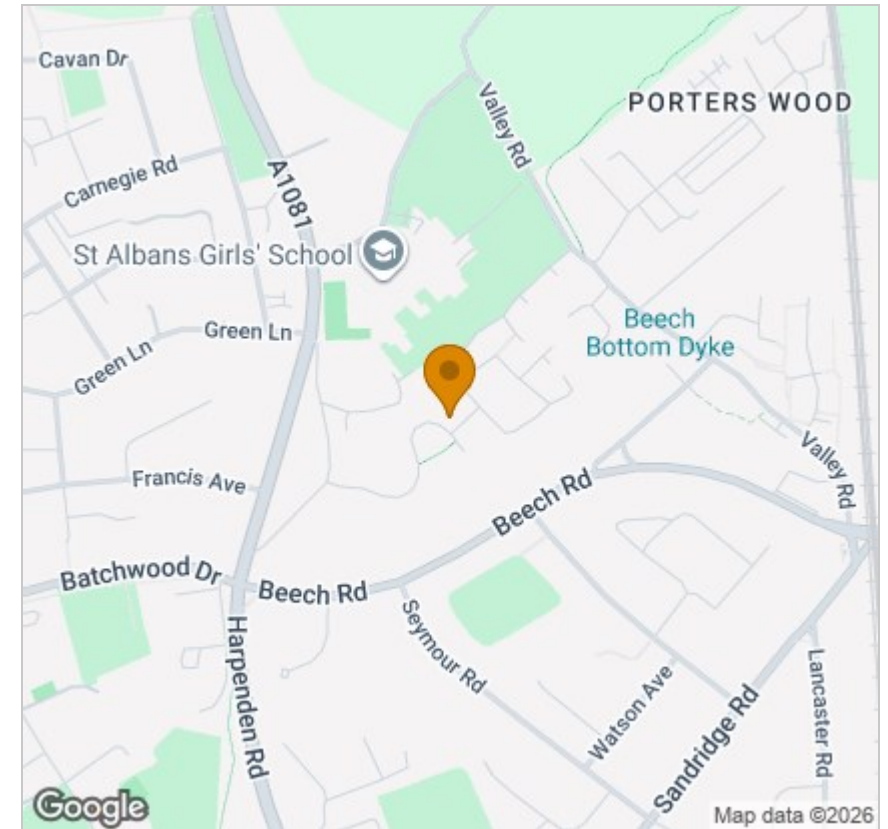
## Viewing

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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## Area Map



## Energy Efficiency Graph

