



## Townsend Drive St. Albans, AL3 5RQ

Set on a corner plot, this fabulous family home of over 6,000 sq ft - arranged over four floors - has well proportioned rooms, offering a huge amount of living and entertaining space to include a Cinema room, Wine Cellar and Gym. The private garden is circa 110ft. Townsend Drive is close to the town centre and ideally placed for schooling. **\*CHAIN FREE\***.

**Guide price £2,950,000**

# Townsend Drive St. Albans, AL3 5RQ



- Circa 6,100 sq ft
- Principal Bedroom Suite
- Gym
- Arranged over four floors
- Cinema Room
- 110ft garden
- Open plan Kitchen / Dining / Family Room
- Wine Cellar & Bar
- Chain Free

## Reception Hall

23'5" x 12'11" (7.16 x 3.94)

## Living Room

24'4" x 15'9" (7.44 x 4.82)

## Kitchen / Dining / Family Room

30'4" (max) x 65'2" (9.26 (max) x 20.00)

## Garden Room

18'1" x 15'8" (5.53 x 4.78)

## Dining Room

16'4" x 16'0" (5.00 x 4.88)

## Utility Room

15'9" (max) x 9'3" (4.82 (max) x 2.84)

## Cloakroom

17'8" x 15'1" (5.41 x 4.61)

## Gym

18'0" x 8'5" (5.50 x 2.59)

## Wine Cellar

12'3" x 9'10" (3.75 x 3.02)

## Bar

15'10" x 12'4" (4.84 x 3.77)

## Principal Bedroom

29'11" x 16'0" (9.14 x 4.88)

## Dressing Room

16'9" x 7'10" (5.11 x 2.40)

## En-suite Bathroom

## Bedroom Two

21'10" (max) x 15'8" (6.68 (max) x 4.78)

## En-suite Bathroom

## Bedroom Three

15'9" x 12'9" (4.82 x 3.89)

## Bedroom Four

15'8" x 11'8" (4.80 x 3.57)

## Family Bathroom

## Bedroom Five

33'9" x 11'10" (10.30 x 3.63)

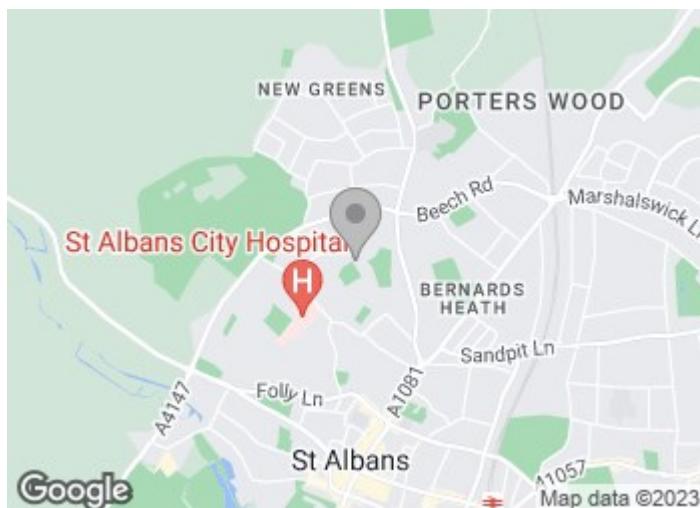
## Bedroom Six

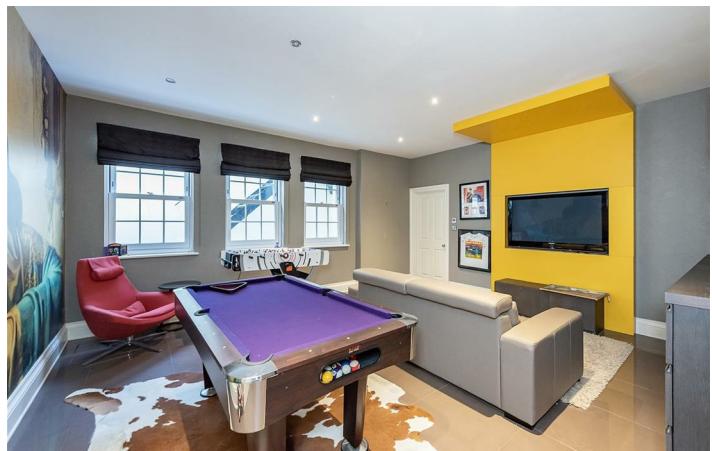
23'2" x 11'10" (7.08 x 3.63)

## Shower Room

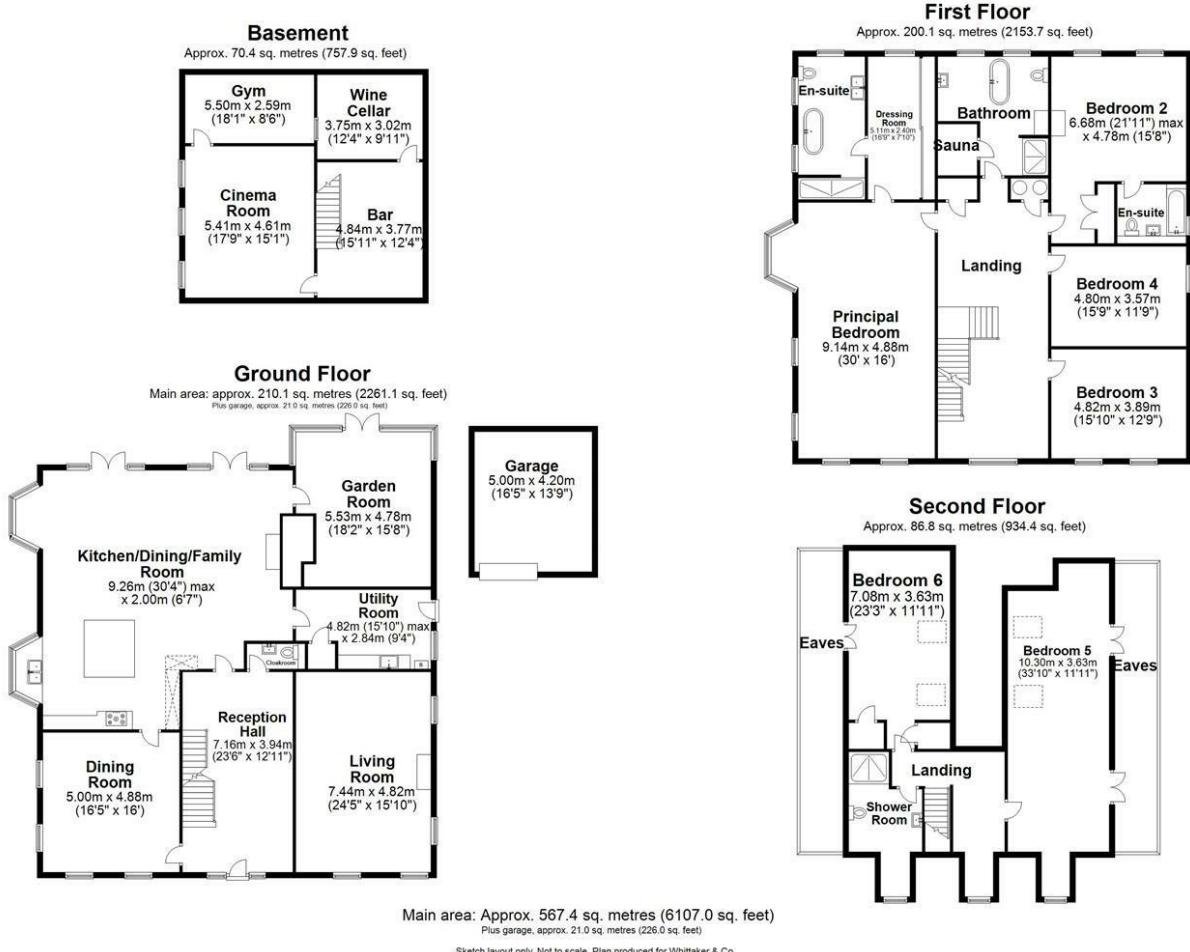
## Garage

16'4" x 13'9" (5.00 x 4.20)





# Floor Plan



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.

