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estate agents

**The Coach House, East Lane, WD25 0LJ**



## The Property

This unique and remarkable high-quality property, designed and built six years ago by current owners, is situated in a wonderful semi-rural location, close to highly sought-after Parmiter's School. The Coach House is a superb five-bedroomed detached house, behind whose unassuming exterior hides truly magnificent, light-filled accommodation, generously and thoughtfully arranged over three floors.

A welcoming entrance hall leads into the open-plan ground floor accommodation, comprising of an exceptionally well-appointed kitchen/dining room with separate utility room, a light and spacious main reception with floor to ceiling glazing, plus a dedicated home office.

The basement consists of an additional reception room (currently used as a games room), a master bedroom with a luxury en-suite bathroom, and a guest bedroom with an en-suite shower room. A bespoke floating concrete staircase rises from the entrance hall to the first-floor accommodation, which offers three further good-sized bedrooms and an additional bathroom.

To the front, there is off-street parking for several cars and to the rear there is a large beautifully maintained fully-enclosed private garden, with large patios and a bespoke wooden pergola.

## Key Features:

- 274m<sup>2</sup> / 2950sqft Living Space
- Five Bedrooms
- Three Reception Rooms
- Home Office/Study
- Three Bathrooms
- Underfloor Heating Throughout
- Sliding Pocket Patio Doors
- Ethernet and Audio Wiring
- Private Landscaped Garden
- Proximity Parmiter's School

**Guide Price: £1,500,000**





## Amenities

The Coach House is conveniently located between St Albans and Watford, enjoying the benefits of the immediate proximity of parks and open fields in a peaceful semi-rural location, as well as excellent transport links, both by road and rail.

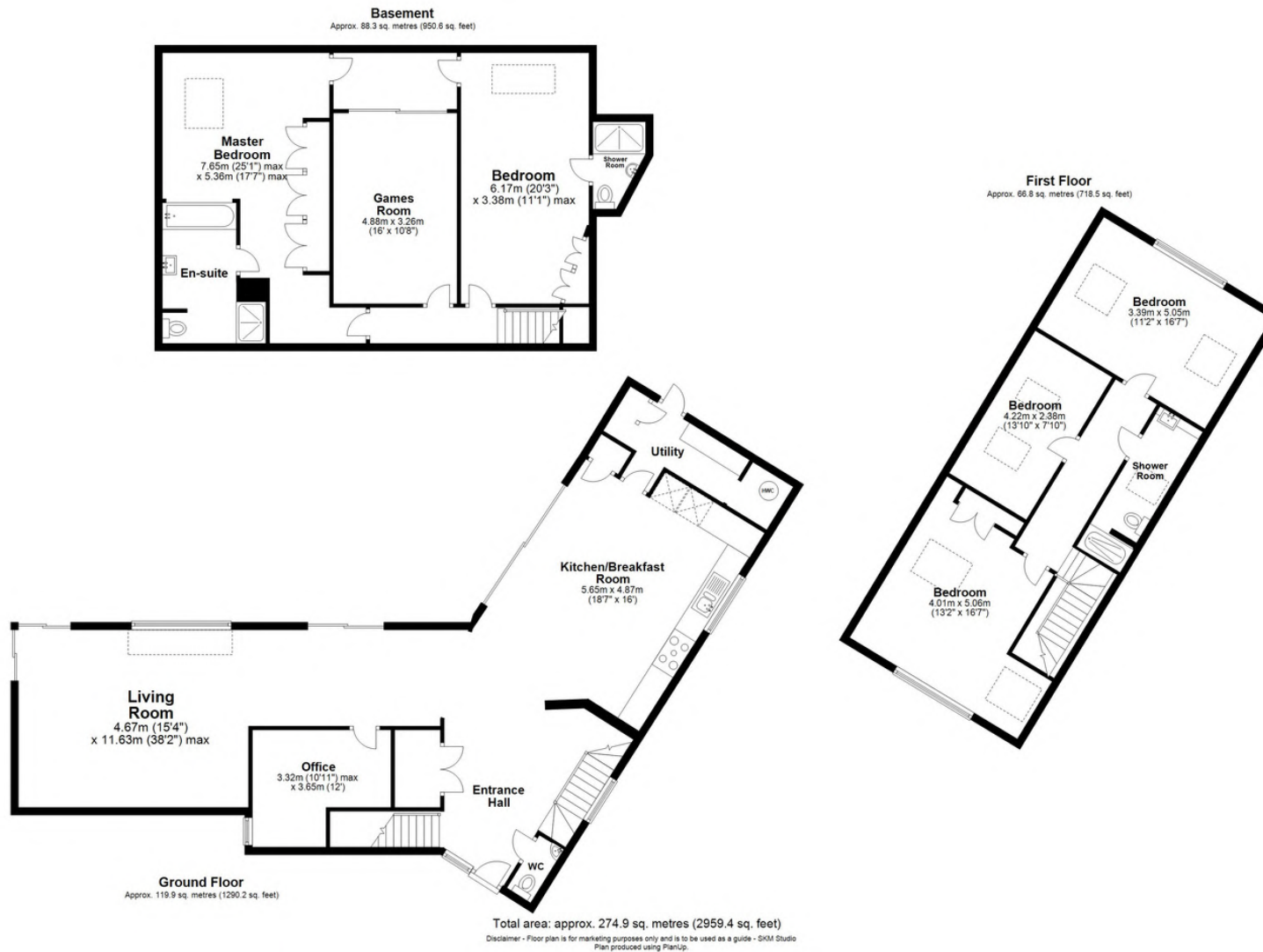
Central London can be accessed directly from either St Albans City Railway Station (St Pancras) or Watford Junction (Euston).

Both are under 6 miles away. Other local stations include Kings Langley and Radlett. The M1(J6A) and M25(J21A) are under a mile away. Luton Airport is 15, and Heathrow 26 miles away.

Directions: the property is located on East Lane, near the junction of Chequers Lane and High Elms Lane. It is the first house on the lane.










**Disclaimer**

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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