



Eleanore Place, St Albans, AL3



Key Features

- Superb Five Double - Bedroom Detached House
- Highly Sought - After City Centre Location
- Spacious Accommodation Spread Over Three Floors
- Three Reception Rooms
- Master Bedroom With Ensuite Shower Room
- Private Cul-De-Sac
- Private Rear Garden
- Garage Plus Two Dedicated Off-Street Parking Spaces
- Walk To Station
- Close To Highly Regarded Schools
- No Onward Chain

The Property

An impressive, five double bedroom executive detached house with garage and off-street parking, situated in a quiet, private development within one of St Albans' most sought-after locations, moments from the town centre, within walking distance of the mainline station to London St Pancras and highly regarded schools.

This beautifully presented modern house provides extensive accommodation arranged over three floors.

The ground floor includes an entrance hallway, a large living room open plan to dining room, a stunning kitchen/breakfast room, a separate utility room, study/family room, and cloakroom.

The first floor provides a master bedroom with ensuite shower room, second bedroom with vaulted ceiling and a large picture window, a further double bedroom, and bathroom.

On the second floor there are two further double bedrooms and a large shower room.

To the rear is a private garden with patio area, steps leading to lawn area, fully enclosed with gated access and a separate garden room with electricity. To the front there is a single attached garage, two dedicated parking spaces plus three communal visitors' parking spaces.

Eleanore Place is situated in St Albans city centre, within walking distance of mainline station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted.

Guide price £1.5m









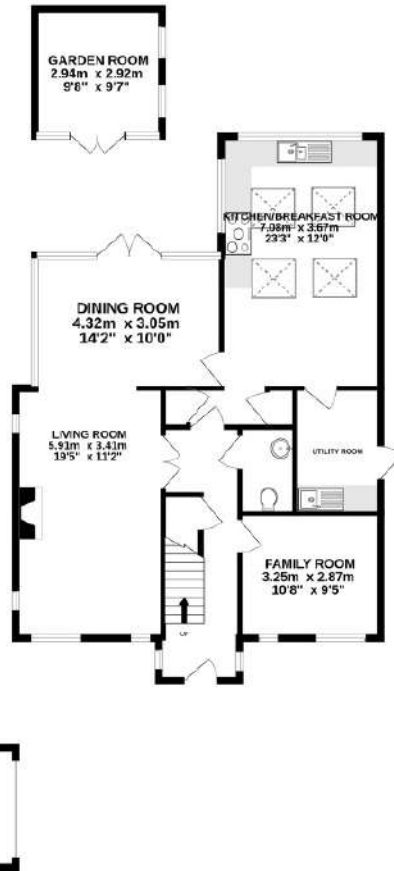








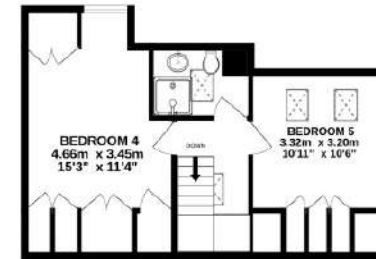
GROUND FLOOR
100.5 sq.m. (1156 sq.ft.) approx.



1ST FLOOR
56.7 sq.m. (610 sq.ft.) approx.



2ND FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 206.1 sq.m. (2219 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

There is a shared freehold for the communal areas and residents paying £33 per month to the residents' association.

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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