



Clarence Park Mews, St. Albans, AL1



## Key Features

- Spacious Three Bedroom Mews House
- Private Highly Sought-After Gated Development
- Entrance Hall
- Large Reception Room
- Luxury Kitchen/Breakfast Room
- First Floor Master Bedroom With Ensuite Bathroom And Balcony
- Two Further Ground Floor Bedrooms
- Ground Floor Shower Room
- Cloakroom
- Large Walk-in Wardrobe/Storage Area
- Private Fully Enclosed Garden
- Off Street Parking Space
- Chain Free

# The Property

Nestled within a charming and sought-after private development just off Clarence Road, this lovely three-bedroom mews house with garden and off road parking, offers an exceptional living experience in the heart of St Albans. Chain Free.

The ground floor features a well-proportioned kitchen breakfast room with a modern fitted kitchen, providing ample space for table and chairs. Adjacent to the kitchen, the spacious living room is designed for comfort, featuring a vaulted ceiling that enhances the sense of space and light. It's an ideal spot for relaxing or entertaining, with plenty of room for various seating arrangements. The ground floor also includes two well-appointed bedrooms, offering flexibility for family, guests, or even a home office. A separate dressing area adds to the convenience, while the adjacent bathroom and toilet provide modern amenities.

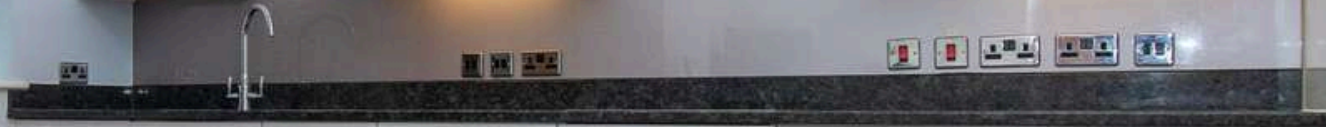
Ascending to the first floor, you'll find the master bedroom, that includes an en suite bathroom. The master suite also features access to a private balcony, perfect for enjoying your morning coffee or unwinding in the evening.

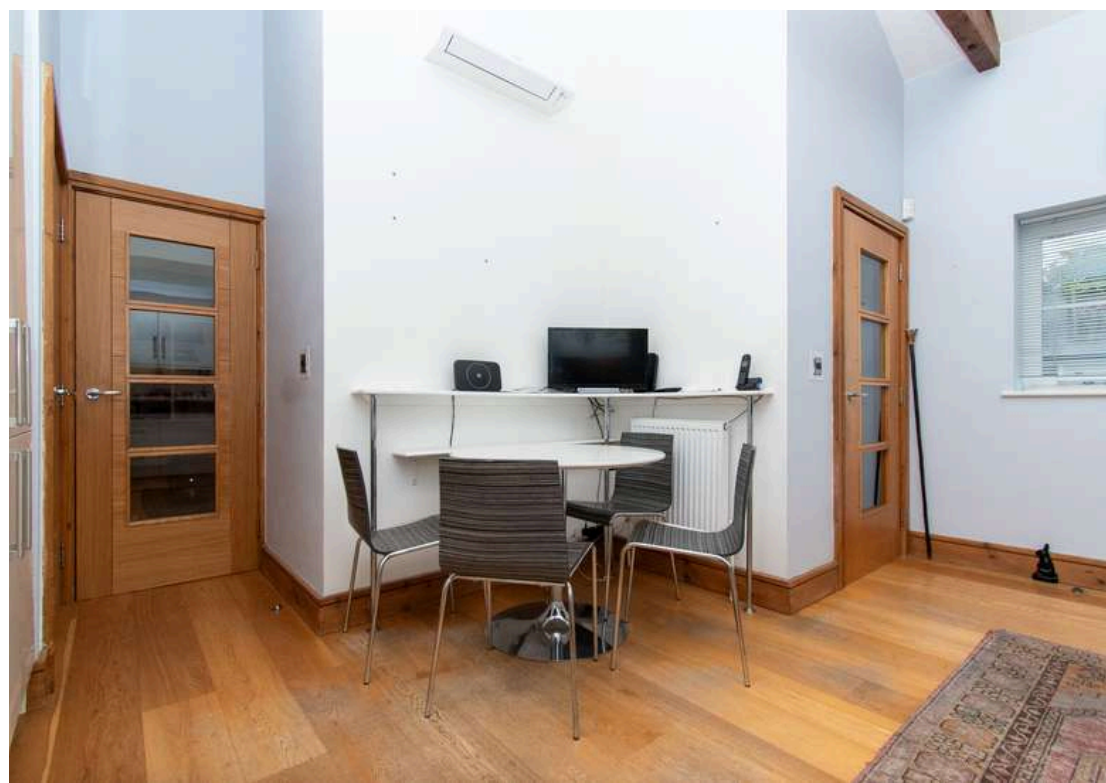
This property also provides a private courtyard garden, ideal for alfresco dining or simply soaking in the sun. The gated development ensures privacy and security, while the off-road parking offers convenience and ease.

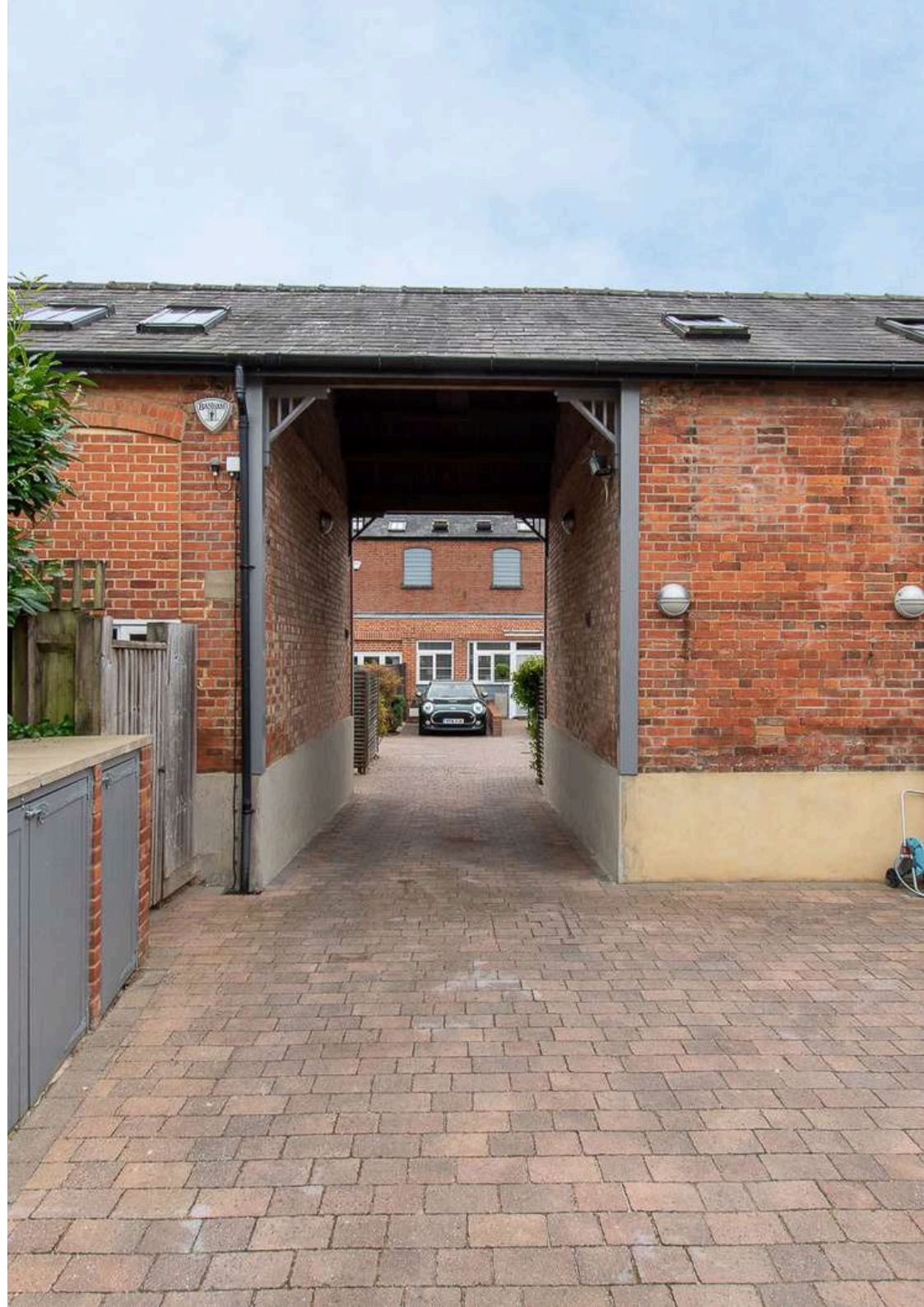
Tucked away in a serene setting, this property boasts a blend of modern comforts with period character features, and an enviable location opposite Clarence Park. With its close proximity to the city centre and mainline station, this home is ideal for young couples seeking a vibrant lifestyle or those looking to downsize from a larger property while still enjoying the elegance and convenience of mews-style living.

Guide price £950,000

\*There is an annual charge of approx. £1,200 for the up keep of the communal areas. Please speak to the agent for further information.













GROUND FLOOR  
81.5 sq.m. (877 sq.ft.) approx.



1ST FLOOR  
18.9 sq.m. (204 sq.ft.) approx.



TOTAL FLOOR AREA : 100.4 sq.m. (1081 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.

**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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