



De Tany Court, St. Albans, AL1



## Key Features

- Four Bed Executive Detached House
- Good-Sized Plot
- Private Cul De Sac
- City Centre Location
- Garage Plus Ample Off-Street Parking
- Walk To Mainline Station
- Close To Highly Regarded Schools
- EPC Rated B
- Stunning Kitchen/Dinning/Living Room
- Separate Living Room
- Further Study/Snug
- Master With Ensuite
- Private Well-Maintained Gardens
- Close To Verulamium Park

# The Property

A highly sought-after, four bedroom executive detached house, situated in a select, private cul-de-sac location, offering the rare benefit of a garage plus ample off-street parking for several vehicles, all just a short walk to the city centre, mainline station, Abbey station, Verulamium park and highly regarded schools.

This wonderful, family home has been enlarged and upgraded by the current owners to provide highly energy efficient accommodation to include underfloor heating in some rooms, double glazing throughout, plus solar panels to the roof. The property also offers further scope to extend, subject to the necessary consents.

The ground floor offers a welcoming entrance hallway, front reception/living room, a superb open-plan kitchen/dining/family room, a further snug/office/games room, utility, and a ground floor cloakroom.

The second floor provides a spacious master bedroom with ensuite shower room, three further bedrooms and a family bathroom. To the rear is private, fully enclosed garden with sun decking, formal lawns with shrub borders and gated side access.

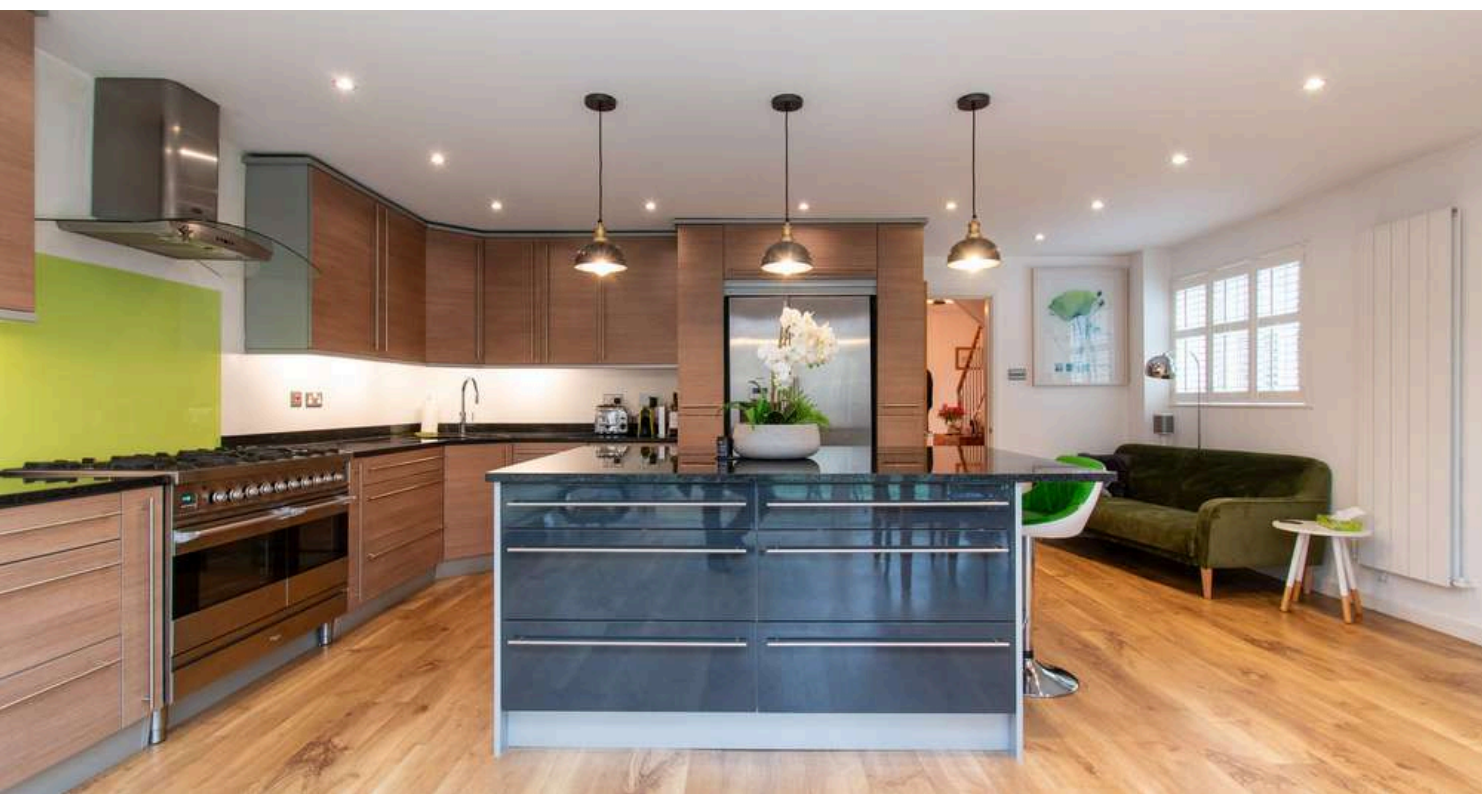
To the front there is garage plus a resin driveway provided ample off-street parking.

De Tany Court is located within walking distance Verulamium Park, St Albans City centre, the Abbey station (links to Watford Junction) and walking distance of the mainline station to London St Pancras. It is also within easy access of excellent transportation links, such as the M1/M25.

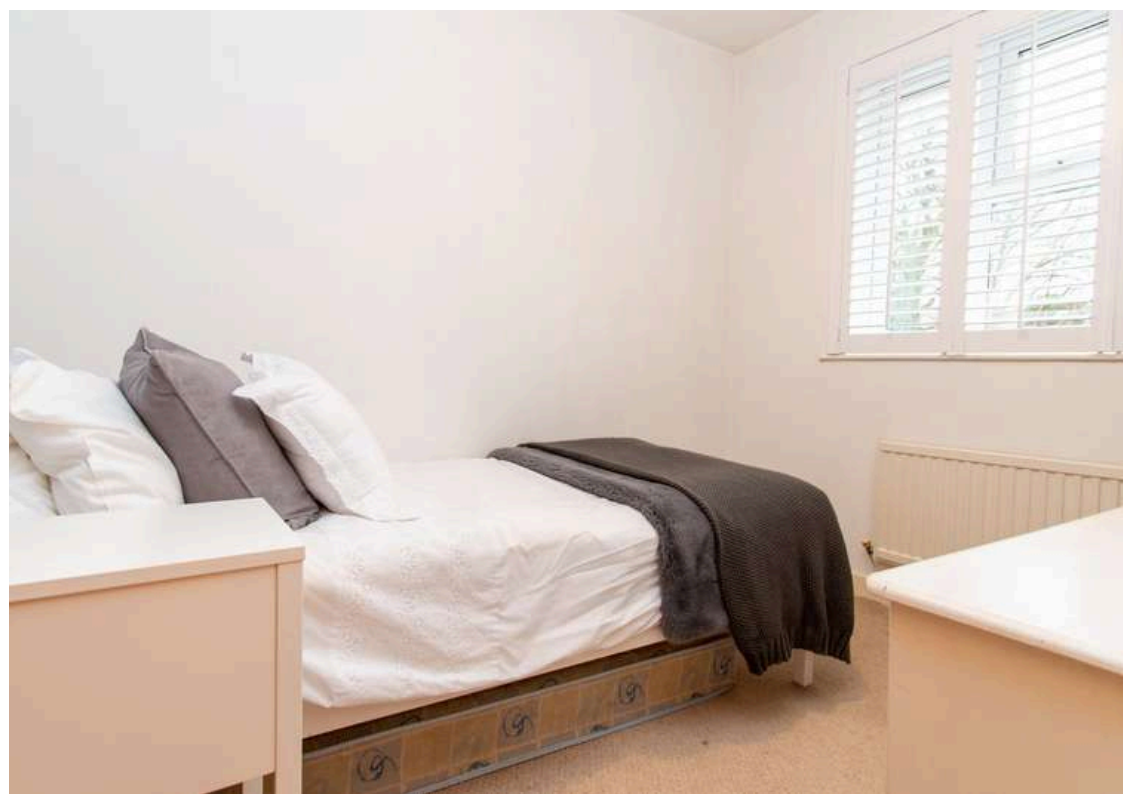
**Guide £ 1.75m**











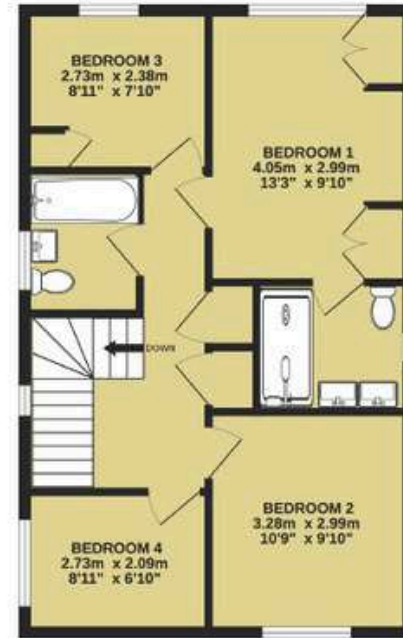




GROUND FLOOR  
96.7 sq.m. (1041 sq.ft.) approx.



1ST FLOOR  
52.5 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA: 149.3 sq.m. (1607 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+) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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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