



Hall Place Gardens, St. Albans, AL1



Key Features

- Handsome Arts And Crafts Detached House
- Highly Sought – after City Centre Location
- Off – Street Parking Plus Large Garage
- Six Double Bedrooms
- Three Reception Rooms
- Extended Kitchen/Breakfast Room With Vaulted Ceiling
- Utility Room
- Wonderful South West Facing Garden
- Garden Gazebo That Seats 10 People
- Cellar With Useful Storage
- Short Walk To Mainline Station
- Close To Excellent Schools
- Easy Access To Motorway Links

The Property

A magnificent six double bedroom 'Arts and Crafts' detached house, providing off-street parking plus a large garage, situated in one of St Albans most highly sought-after locations, moments from St Peter's Street, within easy walking distance of the mainline station and excellent schools.

This wonderful family home provides exceptionally spacious accommodation throughout, bursting with charm and character typical of its era.

From the large welcoming entrance hallway, doors lead to all three reception rooms and a spacious ground floor cloakroom. The sitting room offers a large bay window to the front and a feature inglenook fireplace, whilst the dining bay room bay window offers wonderful views and access to the garden. These rooms are separated by folding doors that can open to create one large reception room, ideal for entertaining.

There is an additional reception room which could be used an office or additional family room. From the rear of the entrance hallway, glazed doors lead through to a superb kitchen/breakfast room with feature vaulted ceiling adding to the sense of space and light. In addition, there is a cellar accessed via a door in the kitchen, providing excellent storage. Behind the kitchen is a large utility room.

The stairs rise to a spacious half landing with door to bedroom. On the first floor there are further three bedrooms (ensuite to master) and a family bathroom. On the second floor are two further double bedrooms and a shower room.

Exterior: To the rear is a charming South-West facing garden with extensive sun and patio area, formal lawns and mature tree and shrub borders. In one corner there is a gazebo for outdoor entertaining. From the patio there is access to a large garage with steps up to second floor, providing ample storage. To the front there is off-street parking with EV charger and gated side access.

The property is situated in the heart of St Albans city centre, within walking distance of the 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 £ 2.75m



















TOTAL FLOOR AREA : 359.9 sq.m. (3874 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		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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