



MERRYFIELDS, ST. ALBANS, AL4



Key Features

- Sought-After Four-Bedroom Detached Family Home
- Bright Dual-Aspect Living Room
- Dining Room Overlooking the Garden
- Modern Kitchen/Breakfast Room with Utility Room
- Master Bedroom with En-Suite Bathroom
- Additional Family Bathroom and Downstairs WC
- Double-Width Garage and additional Ample Parking driveway
- Generous, Mature Rear Garden
- Great Scope For Further Enhancements
- Leafy Location With Direct Access to Alban Way
- Close to Highly Regarded Schools and Local Amenities
- Walking distance to the Popular Highfield Park
- No Onward Chain

The Property

Nestled on the desirable east side of St Albans, this well-presented four-bedroom detached family home is a rare find. Situated in a private cul-de-sac, it combines space, potential, and convenience - making it an ideal choice for a growing family. Best of all, the property is offered with no onward chain.

The welcoming entrance hall leads to a bright and modern kitchen breakfast room, with a separate utility room for added convenience.

The dual-aspect living room enjoys natural light from both the front and rear, creating a bright and airy ambiance. Adjacent to this is the dining room, which overlooks the spacious garden. A downstairs WC completes the thoughtfully designed ground floor.

The front of the property boasts a block-paved driveway, offering parking for multiple vehicles, as well as a double-width garage with versatile potential for storage or conversion.

The rear south facing garden is a true highlight - a spacious and mature outdoor haven featuring a large patio, lush lawn, and an array of shrubs and trees. It's perfect for relaxation, play, or hosting gatherings. Additionally, a convenient rear gate provides direct access to the Alban Way, a scenic walking and cycling route linking St Albans and Hatfield.

This home is ideally positioned for families, with proximity to highly regarded schools including Nicholas Breakspear. The vibrant St Albans city centre and mainline railway station are just a short drive away, offering excellent shopping, dining, and amenities.

Guide £ 1.295m









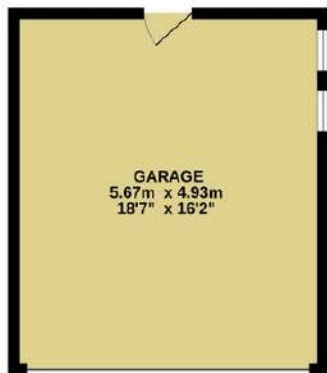
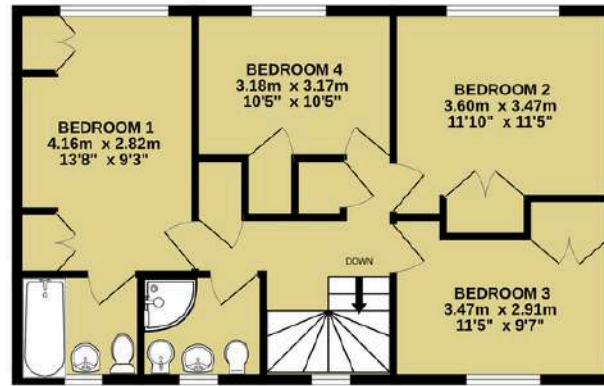




GROUND FLOOR
83.3 sq.m. (897 sq.ft.) approx.



1ST FLOOR
55.7 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 139.0 sq.m. (1496 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(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	

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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