



18 Corder Close


St Albans, Hertfordshire


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& PARKER


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A detached double-fronted five bedroom property located in one of the city's most prestigious roads


An attractive modern family home presented to a high standard and featuring elegant neutral décor throughout. It is located in a quiet no-through road off Westfield in the sought-after St Stephen's area of the city, within walking distance of Waitrose and Verulamium Park and near to city amenities and the station.


**2 RECEPTION ROOMS**


**5 BEDROOMS**


**2 BATHROOMS**


**PRIVATE PARKING**

**GARDEN**

**FREEHOLD**

**CITY CENTRE**

**1,568 SQ FT**

**GUIDE PRICE £1,250,000**



The property

18 Corder Close is an attractive, part-weatherboarded, double-fronted detached family home offering almost 1,600 sq ft of light-filled, flexible accommodation arranged over two floors, with a south-west facing garden. Designed to provide an elegant and practical environment for both living and entertaining, with neutral décor throughout, the accommodation flows from a welcoming split-level reception hall. Stairs lead down to the reception wing hallway, where a useful modern cloakroom gives access to a spacious, dual-aspect sitting room featuring a large side-aspect bay, an angled corner fireplace, and full-height glazing incorporating French doors to the rear terrace. There is also a generous, dual-aspect dining room and an L-shaped kitchen/breakfast room with tiled flooring, a range of contemporary wooden wall and base units including a breakfast bar, complementary quartz work surfaces, modern integrated appliances, and a glazed door to the side aspect. From the remaining level of the reception hallway, at front door level, the ground

floor accommodation is completed by a bedroom wing. This includes a generous, L-shaped, rear-aspect principal bedroom overlooking the garden, with fitted storage and a modern en suite bathroom, along with a further front-aspect double bedroom with en suite facilities, also configured to provide a useful utility room.

Stairs rise from the reception hall to the first floor which houses the property's three remaining well-proportioned bedrooms, two with extensive fitted storage and the third currently configured for use as an office, together with a contemporary fully-tiled family shower room.



Outside

Occupying a prominent corner plot and having plenty of kerb appeal, the property is set behind a mature well-stocked low-maintenance rockery with the gable end facing the cul de sac and is approached over a block-paved driveway and forecourt providing private parking for multiple vehicles. The well-maintained enclosed garden to the rear is laid mainly to gently-sloping lawn bordered by well-stocked flower and shrub beds and features a shed and a generous paved terrace, the whole ideal for entertaining and al fresco dining.

Location

Corder Close is a quiet no through road located off Westfields in the popular St Stephens area at the heart of the Cathedral Quarter conservation area, within very easy reach of the city centre and its wealth of amenities including comprehensive shopping, a local Waitrose supermarket, services and leisure facilities including Verulamium Park, The Abbey and St

Michael's Village. Communications links are excellent: St Albans Abbey station (1.1 miles) offers regular services to central London, the mainline station provides fast through services via St Pancras International to the City (19 mins), Gatwick and beyond, and the M1 and M25 give access to major regional centres, the motorway network, London and its airports.

The area offers a wide range of state primary and secondary schooling including St Michael's CofE VA Primary School, Loreto College and St. Albans Girls' School (all rated Outstanding by Ofsted), together with independent schools including St Columba's College, St Albans and St Albans High School for Girls.



Distances

M25 (Jct 21A) 2.3 miles
M1 (Jct 8) 5.5 miles
London Luton Airport 12.3 miles
Central London 24.2 miles
London Heathrow Airport 27.7 miles
London Stansted Airport 37.8 miles

Nearby Stations

St Albans Abbey
Park Street
St Albans

Key Locations

St Albans Cathedral
Verulamium Museum
Roman Theatre of Verulamium
Sopwell Nunnery Ruins
Verulamium Splash Park
Kingsbury Watermill

Roman Wall of St Albans
St Albans Museum & Gallery
Clarence Park
Heartwood Forest
Hatfield House

Nearby Schools

St Michael's CofE VA Primary School
Loreto College
St Albans Girls' School
St Columba's College





Floorplans

House internal area 1,568 sq ft (146 sq m)

For identification purposes only.

Directions

AL3 4NH

what3words: ///inch.mull.yappy - brings you to the driveway

General

Local Authority: St Albans City and District

Council Services: Electricity, gas, mains water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G **EPC Rating:** C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

St Albans

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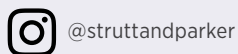
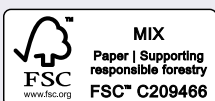
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