

29 Faircross Way, St Albans



Strutt
& Parker

Land and property. Since 1885.

A highly attractive home in beautiful gardens, situated in the popular Marshalswick suburb, within easy reach of St. Albans' city centre and transport connections

29 Faircross Way is an impressive detached family home offering almost 3,000 sq ft of well-proportioned, versatile accommodation, arranged over two light-filled floors and presented in a traditional style throughout.

The reception hall provides a splendid welcome to the home and leads to the two main living and entertaining areas. These include the generous drawing room, which has tiled flooring and welcomes plenty of natural light through its south and east-facing aspects, with French doors opening onto the gardens. The secondary reception room provides a flowing, open-plan layout with space for a relaxed sitting area with brick-built fireplace and exposed beams overhead and a dining area with a wood panelled ceiling. Adjoining the dining area, the kitchen, designed by Smallbone, has elegant, shaker-style units in white, as well as integrated appliances and space for a breakfast table., plus an open utility area for further appliances and storage.

Upstairs there are five comfortable bedrooms and a study which could also be used as a sixth bedroom.. There is a spacious principal bedroom with built-in storage and an en suite bathroom, while two of the smaller rooms benefit from their own washbasins. The family bathroom is found on the first floor with its over-bath shower, while an additional shower room is located on the ground level.

The house sits on a large corner plot and benefits from a sunny south-facing garden at the front, with lawns wrapping around the front and both sides of the property, bordered by mature trees and established hedgerows, as well as colourful beds with various flowering perennials. A gated entrance opens to the driveway at the side of the house, which provides plenty of parking and leads to the integrated garage at the rear.



Location

The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 minutes) Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, Woodland Trust's Heartwood Foret, The Wick, Bernards Heath and Verulamium Park.

Postcode region: AL1

General

Local Authority: St Albans City and District Council

Services: Mains, gas, water, draiange and electricity

Council Tax: Band G

EPC Rating: TBC

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

2,726 sq ft (253 sq m)

2 reception rooms

5/6 bedrooms

3 bathrooms

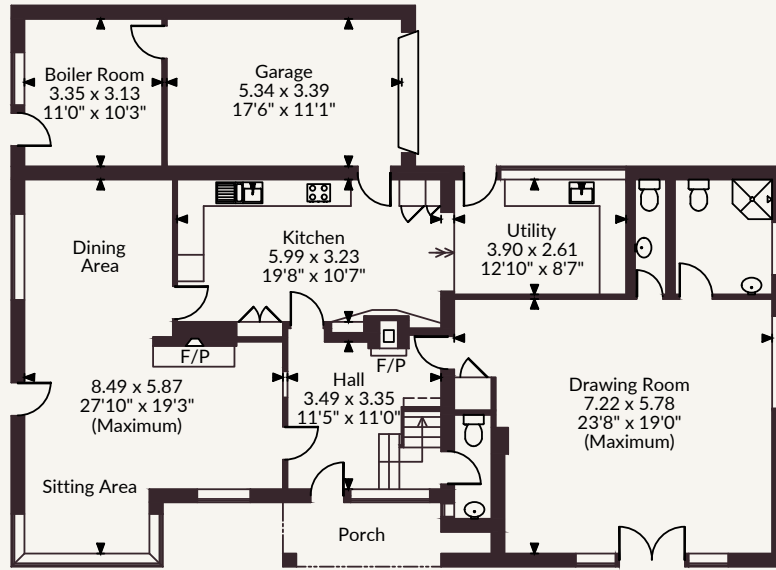
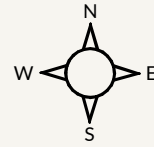
Garage

Freehold | Town

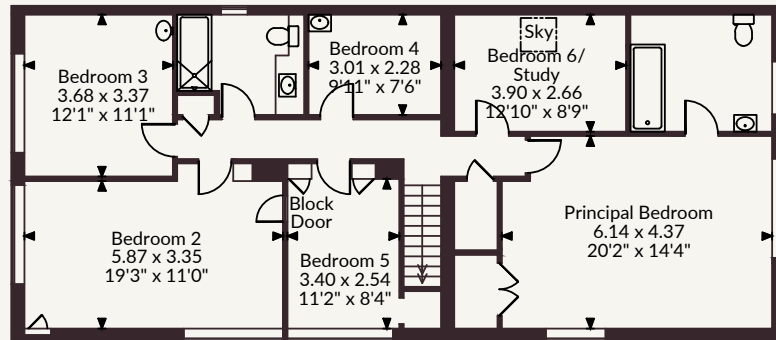
Guide price £3,250,000



Faircross Way, St. Albans
 Main House internal area 2,726 sq ft (253 sq m)
 Garage internal area 193 sq ft (18 sq m)
 Boiler Room internal area 113 sq ft (10 sq m)
 Total internal area 3,032 sq ft (282 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8686787/TML

Strutt & Parker St Albans

15 London Road, St Albans, AL1 1LA

01727 840 285 | stalbans@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 26 and particulars prepared April 26