



32 Gabriel Square

St Albans, Hertfordshire

A stunning modern home in a sought-after St. Albans development within moments of the city centre

A stylish townhouse in an award-winning contemporary development, located less than half a mile from St. Albans city centre and mainline station. Arranged across four levels, the property provides chic, elegant, modern living with full-height windows providing plenty of natural light and doors opening onto gardens, balconies and terraces on all levels.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS AND WC



GARAGE



GARDEN & ROOF TERRACE



FREEHOLD



CITY CENTRE



2,088 SQ FT



**GUIDE PRICE
£1,250,000**

The property

32 Gabriel Square is an impressive modern townhouse, part of an award-winning development recognised for its innovation—including at the Sunday Times British Homes Awards, where it was named 'Home of the Year' in a multi-unit scheme.

The property has relatively unassuming, modern, minimalist styling outside, while inside there is also an understated elegance, which helps to create thoroughly attractive, comfortable living space across each of its four levels. The ground floor has a drawing room at the front and a sitting room at the rear, with large sliding doors from each room opening to the central hallway, to create an open, flowing feel to the layout. The drawing room has a large full-height window to the front, while at the rear, the sitting room opens onto a terrace area with a spiral staircase leading down to the lower gardens. The open-plan kitchen and dining room is situated on the lower level, with its sleek fitted units and integrated appliances, plus bi-fold doors opening onto the rear gardens. There is a separate WC, storage cupboards and a door to the integrated garage.

The four bedrooms are arranged across the first and second floors, including a principal bedroom with built-in wardrobes and an en suite shower room on the first floor. A second first floor double bedroom also benefits from built in wardrobes. On the second floor there is a bathroom, storage cupboards and the remaining two bedrooms, one with direct access to a terrace at the front. The stairs continue to the roof, where there is a glass atrium opening onto an additional private rooftop garden.

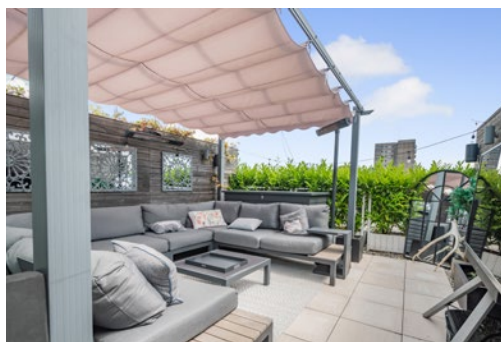
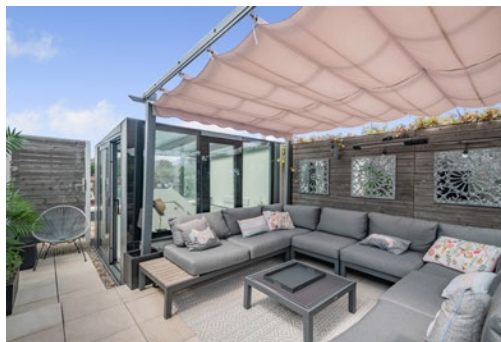
Outside

The house forms part of a square with 80 homes, all of which are centred around the beautiful landscaped communal gardens with their lawns, seating areas and community space. The house itself has low-maintenance gardens to the rear, which include a patio, an artificial turn lawn, a timber deck and a storage shed. The balconies and terraces to the ground level and second floor provide further outside space in which to relax, while the stunning roof terrace is also a splendid space in which to relax and enjoy the views across the St. Albans rooftops. Parking is available in the underground garage.



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 mins) 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, The Wick, Bernards Heath and Verulamium Park.



Distances

- St. Albans city centre 0.3 miles
- Harpenden 5.0 miles
- Hatfield 5.5 miles
- Hemel Hempstead 6.0 miles
- Welwyn Garden City 7.2 miles

Nearby Stations

- St. Albans City
- St. Albans Abbey

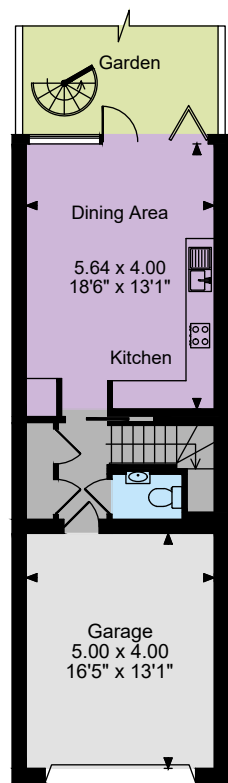
Key Locations

- Verulamium Park
- University of Hertfordshire (Hatfield)
- Knebworth House
- Whipsnade Zoo
- Chilterns National Landscape

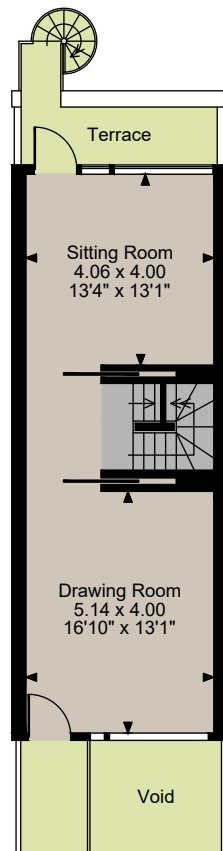
Nearby Schools

- Loreto College
- Maple Primary School
- Verulam School
- St Albans High School for Girls
- St Alban & St Stephen Catholic Primary School & Nursery
- Alban City School
- Bernards Heath Infant and Nursery School
- Fleetville Junior School
- Fleetville Infant and Nursery School
- St. Albans Independent College

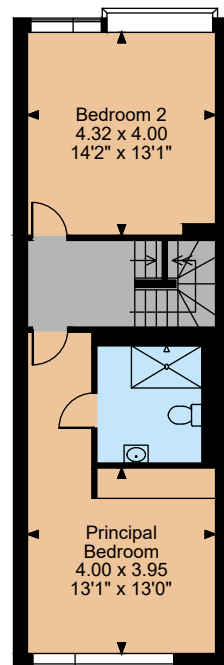




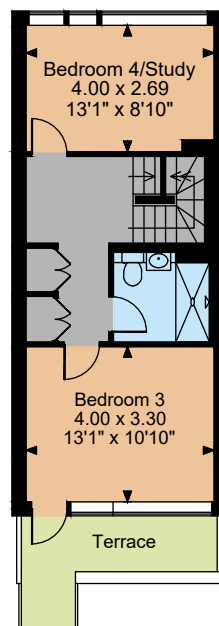
Lower Ground Floor



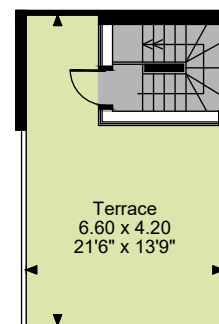
Ground Floor



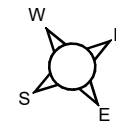
First Floor



Second Floor



Roof Terrace



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

Main House internal area 1,873 sq ft (174 sq m)
Garage internal area 215 sq ft (20 sq m)
Terrace external area = 228 sq ft (21 sq m)
Total internal area 2,088 sq ft (194 sq m)
For identification purposes only.

Directions

AL1 3AS

what3words: ///river.tips.over - brings you to the property

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: G **EPC Rating:** B
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

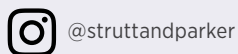
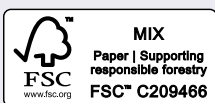
St Albans

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