



14 Hall Place Gardens

St Albans, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome detached property with generous, light and attractive accommodation, in a sought-after location

An impressive six-bedroom period home with handsome original details and elegant, modern décor and fittings. Set in a desirable and convenient residential area less than half a mile from St. Albans city centre, the property is ideally located to take advantage of the city's varied amenities and excellent commuter links.



3 RECEPTION ROOMS



6 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY CENTRE



2,648 SQ FT



**GUIDE PRICE
£2,250,000**



The property

14 Hall Place Gardens is a splendid six-bedroom detached house, featuring handsome red brick elevations adorned with climbing wisteria. Inside, high ceilings, large sash windows, and original fireplaces are complemented by understated contemporary styling and fittings, creating a highly attractive and comfortable living space.

There are three beautifully appointed reception rooms on the ground floor, including the well-proportioned sitting room at the front, with its large bay window, plantation shutter blinds, cat-iron fireplace and wooden flooring. There is also a drawing room and at the rear, a music room, providing further space in which to relax, with its handsome fireplace and door leading to the rear garden. There is also a light, airy and open kitchen with tiled flooring, space for a dining table and French doors opening onto the rear garden. The kitchen is fitted with bespoke wooden units to base and wall level, as well as a central island and a stainless steel range cooker, plus space for all the necessary appliances. The cellar provides useful

further storage space. The welcoming reception hall mosaic tiled flooring and a handsome wooden turned staircase leading to the five first-floor bedrooms.

These include the generous principal bedroom with its built-in storage and en suite shower room. One of the first floor bedrooms is ideal for use as a study, while the first floor also has a family bathroom with a freestanding bathtub and a separate shower unit. On the second floor there is one further bedroom, plus a dressing room and an attic store room.

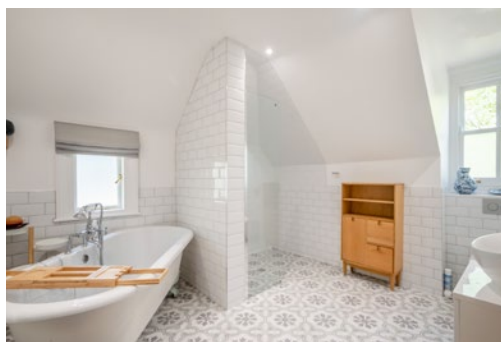
Outside

At the front of the property, the garden is enclosed by picket fencing and feature various shrubs and flowering perennials, with a gated entrance opening onto the pathway leading to the covered entrance. The paved driveway at the side provides parking space and access to the attached single garage. The garden at the rear features a patio area and steps leading to a lawn, which is bordered by established shrubs and hedgerows, and shaded by mature trees for a sense of peace and privacy from neighbouring properties.



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 4.3 miles
- Hatfield 4.9 miles
- Hemel Hempstead 6.2 miles
- Welwyn Garden City 6.8 miles

Nearby Stations

- St Albans City Station
- St Albans Abbey Station
- Park Street Station
- Hatfield Station

Key Locations

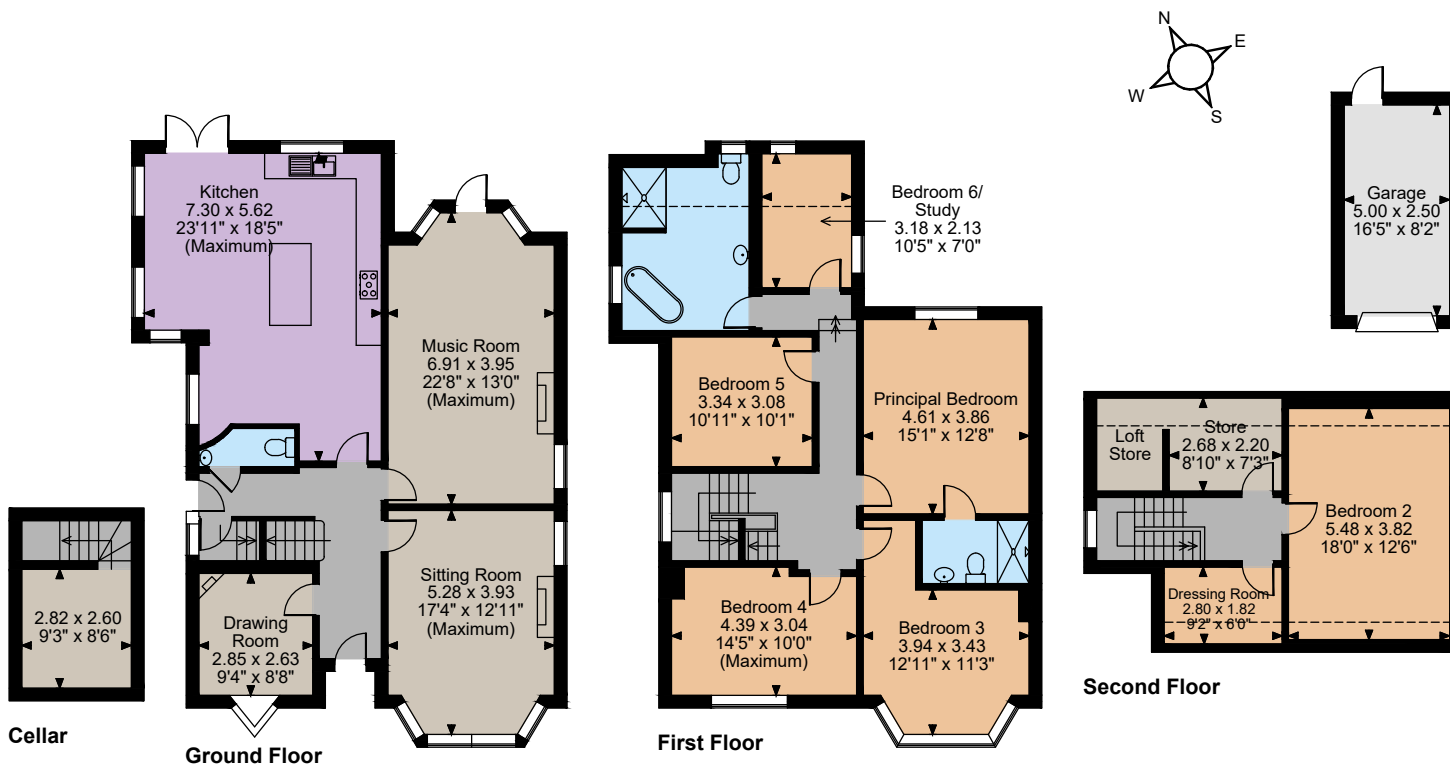
- St Albans Cathedral (St Albans Abbey)
- Verulamium Park
- Verulamium Museum
- Roman Theatre of Verulamium
- St Albans Clock Tower
- St Albans Museum + Gallery
- Ye Olde Fighting Cocks (historic pub)
- Heartwood Forest

- Batchwood Hall and Golf Course
- Clarence Park

Nearby Schools

- Maple Primary School
- Alban City Primary School
- Fleetville Infant & Nursery School
- Cunningham Hill Infant School
- Cunningham Hill Junior School
- Beaumont School
- Loreto College
- St Albans High School for Girls
- St Albans School
- The Haberdashers' Boys' School
- Manor Lodge School
- The Haberdashers' Girls' School





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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,648 sq ft (246 sq m)

Garage internal area 135 sq ft (13 sq m)

Total internal area 2,783 sq ft (259 sq m)

For identification purposes only.

Directions

AL1 3SP

what3words: ///major.spoken.charmingly - 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: E

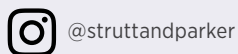
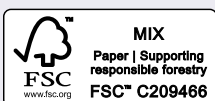
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

St Albans

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