



282A London Road
St Albans

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylish five-bedroom family home with airy, open-plan living and entertaining space, in a sought-after setting.

A beautifully appointed detached family home with stylish décor and fittings, and a comfortable, flexible layout. Located in a highly desirable and convenient setting within easy reach of St. Albans city centre and the city's excellent road and rail connections, yet just moments from the surrounding countryside.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY



2,483 SQ FT



**GUIDE PRICE
£1,850,000**



The property

282A London Road is an impressive five-bedroom detached home, offering nearly 2,500 sq ft of elegant accommodation arranged over two light-filled floors. The exterior features attractive brick and rendered elevations, while inside the property is finished with contemporary fittings throughout.

The heart of the home is the open-plan sitting area, dining area and kitchen, which extends to 36ft across the back of the home, and opens onto the southwest-facing garden via French doors and bi-folds. Wooden effect herringbone flooring and recessed LED lighting add to the warm yet contemporary feel, while further attractive features include a feature fireplace and built-in cupboard storage. The kitchen itself has shaker-style units in grey, a central island with a breakfast bar, a butler sink and integrated appliances, including dual ovens and an induction hob with an extractor hood. The adjoining utility room provides further space for home appliances and storage.

Additionally, the ground floor has a useful private study for home working, and a gym, which could be used as a family room in which to relax. The central staircase leads to a galleried first-floor landing, off which there are five immaculate double bedrooms. These include the generous principal bedroom with its full-height windows, fitted wardrobes and en suite shower room with a walk-in shower, as well as a connecting door to one of the additional bedrooms, which could be used as a dressing room if required. One further bedroom is en suite, while the first floor also has a family bathroom.

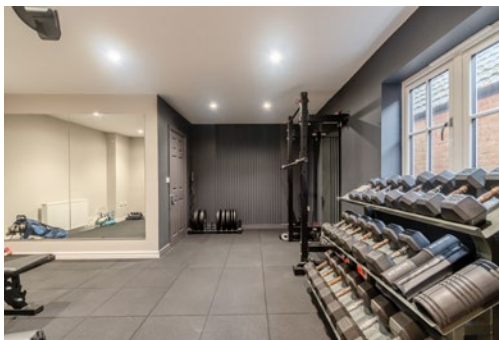


Outside

At the front of the property, a block-paved driveway provides parking space for several vehicles, as well as access to the integrated garage for home and garden storage. The garden at the rear is southwest facing, with walled borders to one side and high timber fencing to the other. It features a patio area for all fresco dining, with a lawn beyond, as well as several mature trees, hedgerows, a shed and a timber climbing frame and swing set.

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 1.4 miles
- Hatfield 5.0 miles
- Harpenden 6.0 miles
- Hemel Hempstead 7.5 miles
- Welwyn Garden City 7.5 miles

Nearby Stations

- St Albans City
- St Albans Abbey

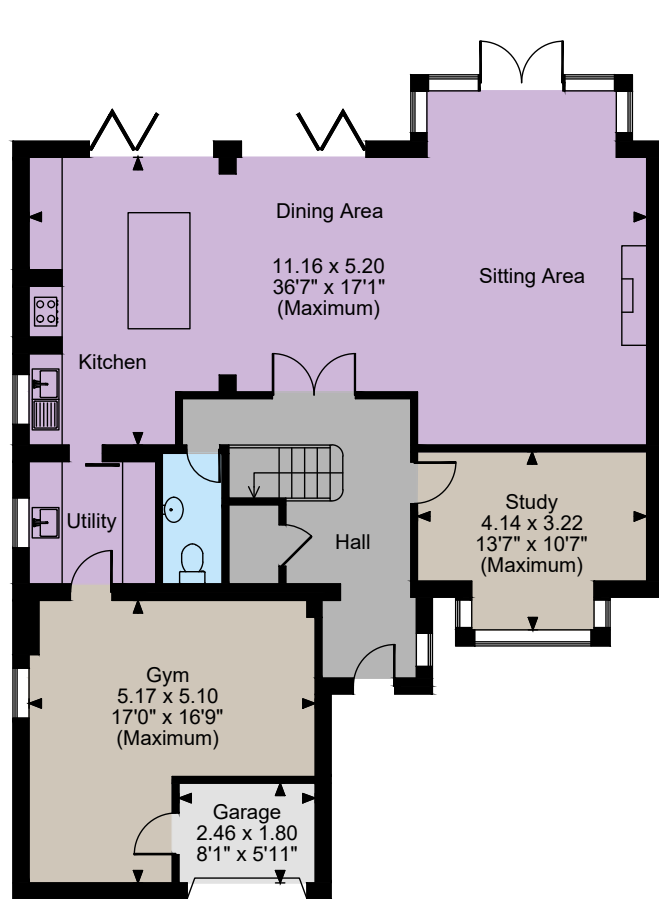
Key Locations

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

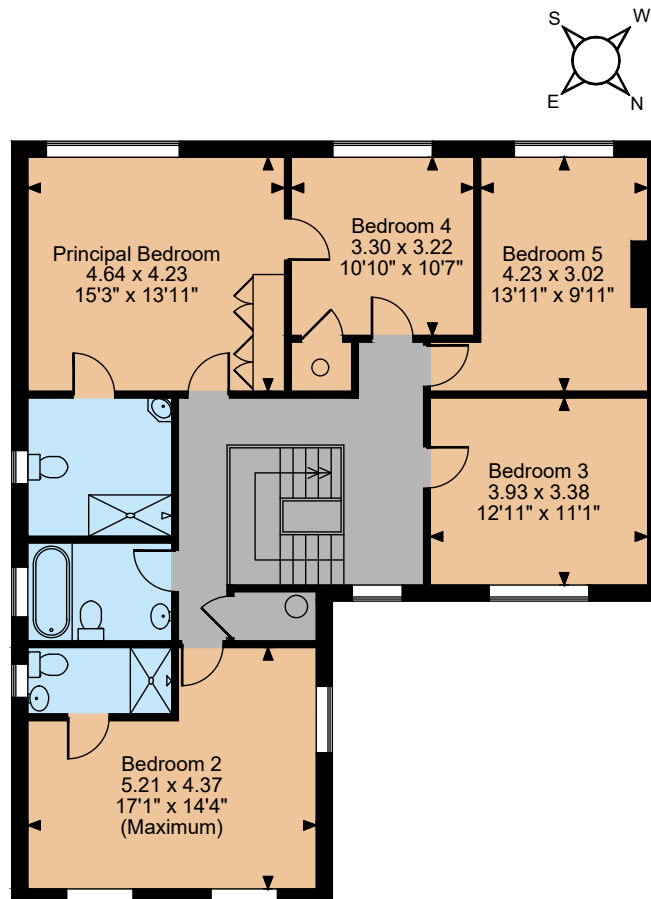
Nearby Schools

- Samuel Ryder Academy
- Cunningham Hill Infant and Junior Schools
- St Albans
- St Columba's College
- Loreto College
- Maple Primary School
- Verulam School
- St Albans High School for Girls
- St Alban & St Stephen Catholic Primary School & Nursery
- St. Albans Independent College
- Bernards Heath Infant and Nursery School
- Fleetville Junior School
- Fleetville Infant and Nursery School





Ground Floor



First Floor

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

Main House internal area 2,483 sq ft (231 sq m)
Garage internal area 48 sq ft (4 sq m)
Total internal area 2,531 sq ft (235 sq m)
For identification purposes only.

Directions

AL1 1HY

what3words: ///reform.wished.jokes - brings you to the driveway

General

Local Authority: St Albans City Council

Services: Mains gas, electricity, 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: D

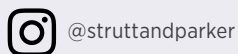
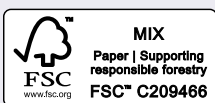
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

St Albans

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