





2 The Ramparts


St Albans, Hertfordshire


A four-bedroom detached family home with plenty of potential, on a private road.


A comfortable four-bedroom detached family home, set in a highly sought-after position on a private cul-de-sac backing onto the wide open green space of Verulamium Park and just a mile from St. Albans historic city centre. The property features light, airy accommodation with a flexible layout and plenty of potential


**2 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**GARAGE**

**GARDEN**

**FREEHOLD**

**TOWN**

**1,402 SQ FT**

**OIEO
£1,000,000**

The property

2 The Ramparts is a splendid detached family home, situated on a peaceful, private enclave surrounded by woodland, yet within easy reach of the city centre and local transport connections. The property could benefit from some modernisation throughout but represents a rare opportunity to acquire a detached home with such potential for renovation and extension, in such a sought-after setting.

The ground floor features two comfortable reception rooms, including the light, airy sitting room with its bay window to the front and French doors opening onto the gardens at the rear. There is also a dining room with space for a family dining table, while at the rear, the kitchen features wooden fitted units to base and wall level, as well as space for all the necessary home and kitchen appliances. The turned staircase leads from the entrance hall to the first-floor landing, off which there are four bedrooms. These include the principal bedroom with its en suite shower room. The

family bathroom is also located on the first floor and includes an over-bath shower.

There is plenty of potential to modernise the existing accommodation, as well as extending, subject to the necessary consents. The detached double garage could be converted and incorporated into the main house, while the gardens provide space to extend out to the rear, offering the possibility of further living and entertaining space.

Outside

The property is set on a peaceful, private residential cul-de-sac with a small collection of homes, enveloped by woodland on the edge of Verulamium Park. At the front, the gardens feature a well-presented area of lawn with a pathway leading to the front porch and a tarmac driveway, which provides parking space for up to two vehicles, as well as access to the detached double garage. A gated entrance between the house and garage provides access to the rear gardens, where



there is a well-maintained area of lawn and border beds filled with various established shrubs, hedgerows and flowering perennials. The gardens are enclosed by high timber fencing and back onto mature trees, for a sense of peace and privacy.

Location

The property is in the heart of the Cathedral Quarter in the old conservation area and within very easy reach of the City Centre, with its wealth of amenities including shopping and leisure activities, Verulamium Park, The Abbey, St Michael's Village and very well regarded local schools. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.



Distances

- St. Albans city centre 1.1 miles
- Hemel Hempstead 4.7 miles
- Harpenden 5.8 miles
- Hatfield 7.0 miles
- Watford 7.5 miles
- Welwyn Garden City 9.0 miles

Nearby Stations

- St Albans Abbey
- St. Albans City
- Park Street
- How Wood
- Bricket Wood
- Garston
- Radlett

Key Locations

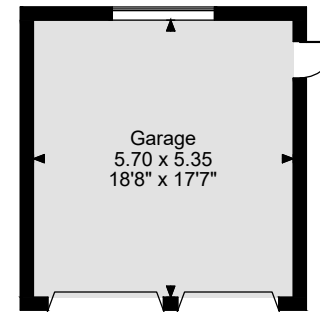
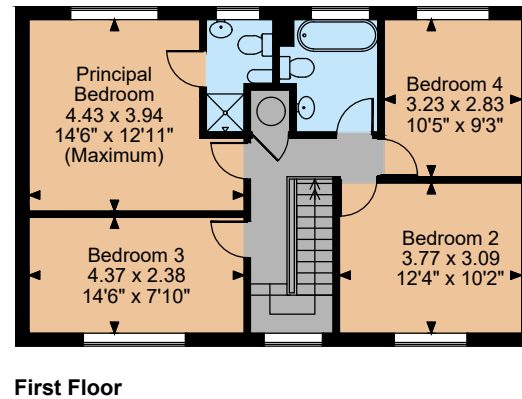
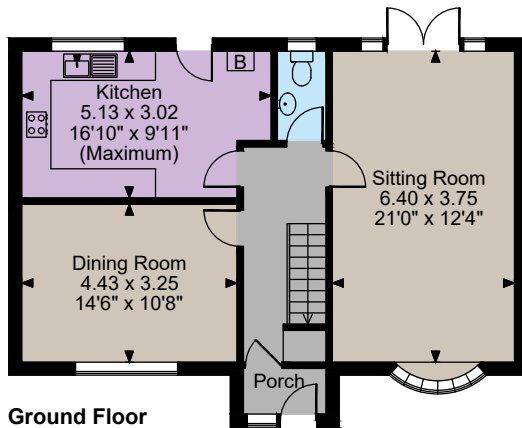
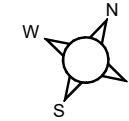
- Verulamium Park
- St. Albans Cathedral

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

Nearby Schools

- Prae Wood Primary School
- St Columba's College
- St Michael's Church of England Voluntary
- Aided Primary School, St Albans
- The Marlborough Science Academy
- St Albans School
- The Abbey Church of England Voluntary
- Aided Primary School, St Albans
- St Adrian Roman Catholic Primary School
- St Peter's School
- Mandeville Primary School
- Killigrew Primary and Nursery School





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

Main House internal area 1,402 sq ft (130 sq m)
Garage internal area 328 sq ft (31 sq m)
Total internal area 1,730 sq ft (161 sq m)
For identification purposes only.

Directions

AL3 4AJ

what3words: ///fresh.flags.holly - brings you to the driveway

General

Local Authority: St Albans City and District Council
Services: Electricity, gas, mains water and electricity
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

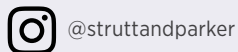
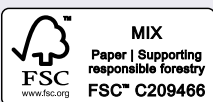
St Albans

15 London Road, St Albans, AL1 1LA

01727 840285

stalbans@struttandparker.com
struttandparker.com

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