

165 Gurney Court Road, St. Albans, AL1 4QY

Guide price £1,695,000 Freehold

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165 Gurney Court Road

St. Albans, AL1 4QY

A highly attractive double-fronted, substantial detached family home located on the highly sought-after Gurney Court Road, benefiting from a superb 150 ft west-facing rear garden with modern home office/cabin and offered with no onward chain. The property offers superb potential for extension and re-configuration (subject to planning permission/consent).

A covered front door opens into a welcoming hallway with original style wood parquet flooring, stairs to the first floor and access to a cloakroom/WC. The generous lounge, also featuring parquet flooring and a fireplace, opens through to a dining area with bi-folding doors leading out to the rear garden, creating an ideal space for entertaining. The dining area connects to an attractive kitchen/breakfast room fitted with a range of light coloured wall and base units, granite worktops and integrated appliances, along with a breakfast bar.

A door leads to a useful utility room with additional storage, which in turn provides access to a versatile playroom/gym and the integral garage/store. The ground floor also benefits from a separate family room with parquet flooring, tiled fireplace and bay window to the front.

Upstairs, the principal bedroom overlooks the rear garden and benefits from a dressing room with fitted wardrobes and an ensuite shower room. There are four further well-proportioned bedrooms, one with an ensuite, and a family bathroom with bath, shower, basin and WC.

To the front, mature hedging provides privacy and a shingle driveway offers off-street parking for several vehicles leading to the garage. The impressive 150 ft west-facing rear garden features a full-width patio, extensive lawn with mature planting, a storage shed and a superb garden home office with power and light.

Gurney Court Road is a highly desirable residential address close to excellent schools, local shops on Beech Road, the mainline station with direct links to London, and the vibrant city centre of St Albans.











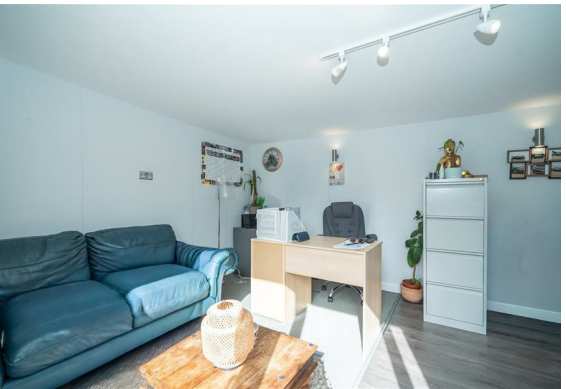














ACCOMMOADTION

Ground FLoor

Entrance Hall

Living Room
20' x 11' (6.10m x 3.35m)

Dining Room
11'2 x 10'10 (3.40m x 3.30m)

Kitchen
16'9 x 10'10 (5.11m x 3.30m)

Utility Room
10'6 x 5'10 (3.20m x 1.78m)

Play Room/Gym
16' x 8'7 (4.88m x 2.62m)

Family Room
15'6 x 10'6 (4.72m x 3.20m)

WC

First Floor

Landing

Principal Bedroom
17'6 x 10'9 (5.33m x 3.28m)

Ensuite

Dressing Room

Bedroom
17'5 x 11 (5.31m x 3.35m)

Bedroom
14'6 x 10'6 (4.42m x 3.20m)

Bedroom
14'1 x 8'5 (4.29m x 2.57m)

Ensuite

Bedroom
11' x 6'7 (3.35m x 2.01m)

Bathroom

OUTSIDE

Paved Driveway

Garage/Store
11'5 x 9'1 (3.48m x 2.77m)

Rear Garden
157'5" (48)

Garden Office
16'5 x 11'7 (5.00m x 3.53m)

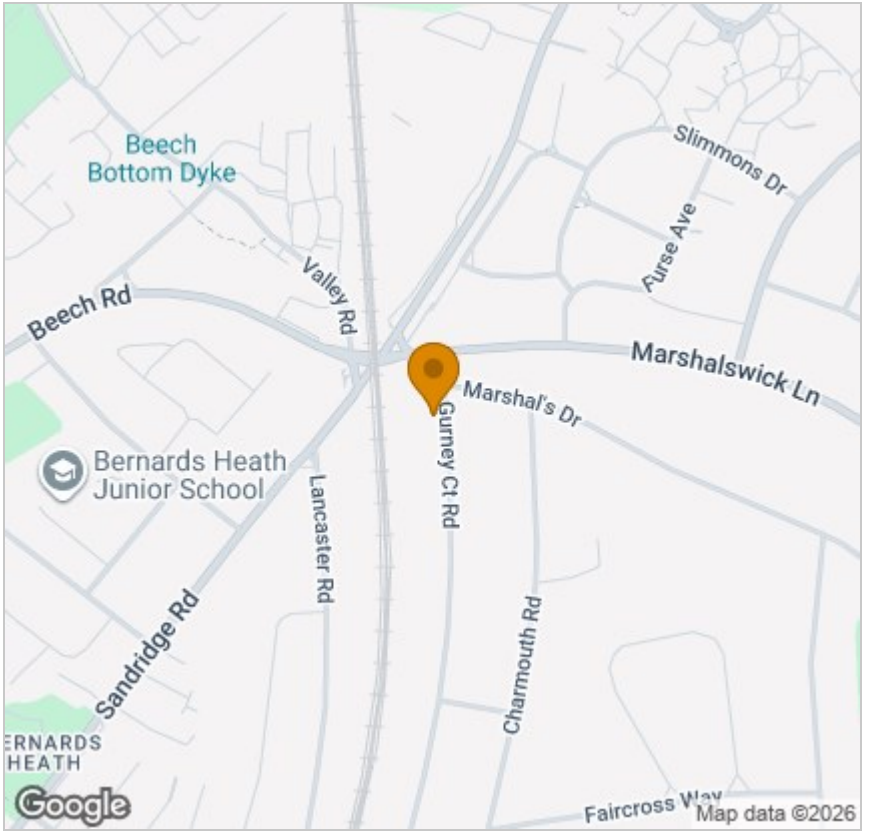
Floor Plan



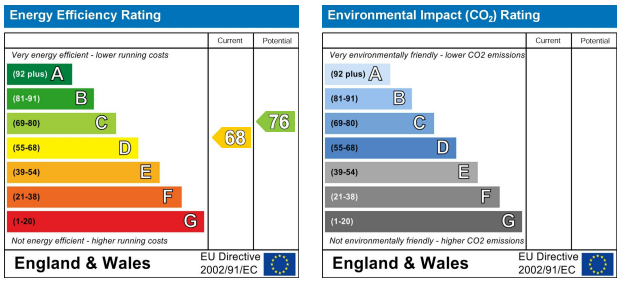
Total area: approx. 231.3 sq. metres (2489.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp...

Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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