



Connells

The Fernwood Orchard Gardens
Orchard Drive St. Albans

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Orchard Drive St. Albans AL2 2QH

For Sale
£825,000



Property Description

The Fernwood (Plot 21) by Abbey Homes is a contemporary and well-appointed four bedroom detached family home, offering generous and thoughtfully arranged accommodation, ideal for modern living.

The ground floor features a bright and sociable open-plan kitchen/dining family room with access to the rear garden, fitted with integrated appliances including oven, fridge/freezer and dishwasher, along with a gas hob. This versatile space is perfectly suited to both everyday living and entertaining.

An impressive 21 ft bay-fronted lounge provides a spacious and comfortable setting for relaxing, benefitting from a dual aspect and offering a distinct living area away from the main hub of the home. A utility area and downstairs W.C. complete the ground floor, enhancing practicality.

Upstairs, the home benefits from a thoughtfully arranged layout, with a principal bedroom featuring an en-suite shower room, along with further 3 bedrooms served by a contemporary family bathroom. The design offers flexibility for family living, home working or guest accommodation.

Outside, the property enjoys a private rear garden, together with a garage and allocated parking. The home also incorporates energy-

efficient features such as solar panels, an A-rated boiler and a high EPC rating, helping to reduce energy consumption and lower running costs.

About The Developer

Abbey New Homes is an established housebuilder with a strong reputation for delivering well-designed homes across the South East. With a focus on design, quality and customer experience, their developments combine modern living with long-term practicality, creating homes suited to today's lifestyles.

The Development

Orchard Gardens is a thoughtfully designed development of just 30 homes, set within a peaceful residential location while offering excellent access to St Albans, Watford and London.

The development comprises a mix of two bedroom maisonettes, three bedroom semi-detached homes and four bedroom detached houses, creating a well-balanced community suited to a range of buyers. Each home is carefully designed with modern living in mind, offering contemporary interiors, practical layouts and energy-efficient features throughout.

This, combined with its convenient location and excellent transport links, makes Orchard Gardens an ideal location for first-time buyers, families and commuters alike, and the

perfect place to call home.

Garage and parking

Specification

Kitchen

Contemporary fitted kitchen with modern cabinetry

Integrated oven, dishwasher and fridge/freezer

Gas hob with extractor

Stylish work surfaces

LED lighting

Bathrooms

Modern sanitaryware with chrome fittings

Heated towel rail

Contemporary tiling to selected areas

General Features

Energy-efficient design with solar panels

Double glazing throughout

Efficient heating system

Electric vehicle charging provision

10 year NHBC warranty

External

Private rear garden

Landscaped front areas

Patio

Location - St Albans & Watford

Situated in Park Street, Orchard Gardens enjoys a well-connected yet peaceful setting, with local shops, cafés and everyday amenities nearby, while being just a short distance from St Albans city centre.

St Albans is one of Hertfordshire's most desirable locations, offering a blend of historic charm and modern living. The city is known for its vibrant food and social scene, with a mix of independent restaurants, cafés, bars and boutiques, alongside St Albans' historic Charter Market.

The area also offers excellent leisure facilities, including gyms, sports clubs and golf courses, as well as a range of cultural attractions. For those who enjoy the outdoors, St Albans is surrounded by green open spaces such as Verulamium Park, open countryside and scenic walking routes.

Park Street itself offers a village feel while remaining exceptionally well connected, and the development is ideally positioned for access to Watford, providing further shopping, leisure facilities and transport links.

Transport & Links

Park Street Station is approximately a 10-15 minute walk, providing services to Watford Junction. St Albans City Station offers direct services to London St Pancras in approximately 20 minutes. The development also benefits from easy access to the M25,









To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: Council Tax
 Exempt Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STA317971



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