



Connells

Bromstone B Orchard Gardens, Orchard Drive
St. Albans

Bromstone B Orchard Gardens, Orchard Drive St. Albans AL2 2QH

For Sale
£825,000



Property Description

The Bromstone B (Plot 22) by Abbey Homes is a beautifully designed four bedroom double-fronted detached family home offering well-balanced and versatile accommodation and ideal for modern living.

The ground floor features a spacious kitchen/breakfast and dining area, fitted with integrated appliances including oven, fridge/freezer and dishwasher, along with a gas hob, making it perfectly suited to both everyday family life and entertaining. A separate dining room provides additional flexibility for formal or informal use.

A generously sized separate lounge offers a comfortable space for relaxing, with double doors leading out to the rear garden, creating a bright and welcoming living environment. The kitchen/dining area also benefits from double doors opening onto the garden, enhancing the connection between indoor and outdoor living. A downstairs W.C. completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a fourth bedroom and a contemporary family bathroom featuring both a bath and separate shower cubicle.

Externally, the property benefits from a garage, off-street parking and an electric vehicle charging point, together with a private rear garden. Solar panels further enhance the home's energy efficiency, helping to reduce

running costs.

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.

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.

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

Garage and parking

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, M1 and A1(M)









To view this property please contact Connells on

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38 Chequer Street
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EPC Rating:
 Exempt

Tenure: Freehold

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