

32 Ellis Fields, St. Albans, AL3 6BQ

Guide price £1,575,000 Freehold

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Paul Barker
ESTATE AGENTS

32 Ellis Fields

St. Albans, AL3 6BQ

An attractively presented and exceptionally spacious five double bedroom detached family home, enjoying a secluded position within the highly sought-after Ellis Fields development.

This impressive property offers beautifully proportioned and versatile accommodation arranged over three floors, perfectly suited to modern family living. At the heart of the home is a superb dual-aspect kitchen/dining room, complete with a central island and ample space for entertaining. A comfortable lounge enjoys direct access to the rear garden, whilst the ground floor also benefits from a cosy snug, separate study, conservatory, utility room and cloakroom/W.C.

The first floor comprises four generously sized double bedrooms, two of which benefit from their own en-suite facilities, together with a quality family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, featuring an en-suite bathroom, fitted wardrobes and extensive eaves storage.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, together with a garage. To the rear is a delightful, south-east facing garden offering a wonderful setting for outdoor relaxation and entertaining. A covered veranda provides a sheltered seating area for year-round enjoyment, complemented by a lawn, an additional patio area towards the rear of the garden and a timber storage shed.

Ellis Fields is a prestigious and highly regarded residential development, conveniently situated approximately one mile from St Albans City Centre and the mainline railway station, providing direct services to London St Pancras International. The property is also ideally positioned for access to excellent local schooling, including the highly regarded St Albans Girls' School and Garden Fields Junior School.

























ACCOMMODATION

Entrance Hall

Kitchen/Dining Room
21'4 x 16'3 (6.50m x 4.95m)

Utility
8'2 x 6'11 (2.49m x 2.11m)

Lounge
15'8 x 15'2 (4.78m x 4.62m)

Snug
11'0 x 9'3 (3.35m x 2.82m)

Study
9'6 x 8'6 (2.90m x 2.59m)

Conservatory
12'3 x 7'4 (3.73m x 2.24m)

W.C

FIRST FLOOR

Landing

Bedroom
16'3 x 15'11 (4.95m x 4.85m)

En-Suite

Bedroom
16'10 x 12'4 (5.13m x 3.76m)

En-Suite

Bedroom
12'2 x 8'6 (3.71m x 2.59m)

Bedroom
11' x 9'4 (3.35m x 2.84m)

Bathroom

SECOND FLOOR

Bedroom
16'1 x 15'6 (4.90m x 4.72m)

En-Suite

OUTSIDE

Frontage

Rear Garden

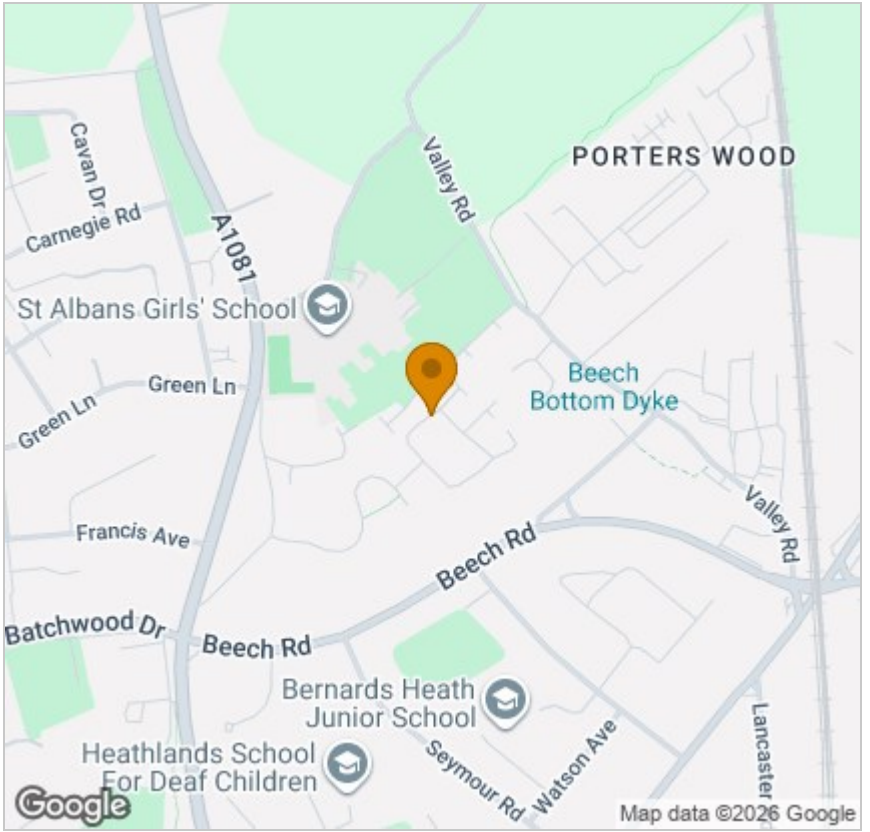
Garage
17'7 x 8'2 (5.36m x 2.49m)

Floor Plan

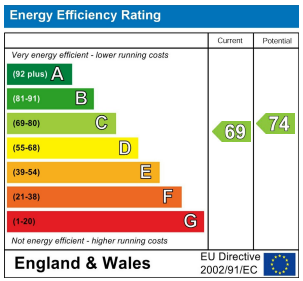
Approximate Gross Internal Area 2593 sq ft - 241 sq m
Ground Floor Area 1195 sq ft – 111 sq m
First Floor Area 1000 sq ft – 93 sq m
Second Floor Area 398 sq ft – 37 sq m

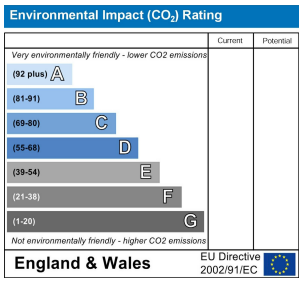


Area Map



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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

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