

Orchard Drive, Park Street, St Albans AL2 2HQ

**Price Guide £1,150,000 Freehold**

This beautifully transformed detached family residence, offers over 2,200 sq. ft. of sumptuous living space combining luxury with adaptability. Every detail has been meticulously crafted to create an inviting yet sophisticated home, boasting, four luxurious en-suite bedrooms for the ultimate comfort.

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## Key Features

- Luxury Detached House
- Four En-suites
- Kitchen / Breakfast Room
- 2432 sq.ft / 225 sq.m
- Good Size Landscaped Garden
- Four Master Bedrooms
- Lounge / Dining Room
- Utility & Cloakroom
- Large Entrance Hall
- Off-Street Parking

**Entrance Hall:** 3.48m x 3.13m (11'4" x 10'2") Staircase to first floor with cupboard below, house alarm control panel, under floor heated tiled floor, two wall light points, fitted shoe cupboards, doors into-

**Kitchen/Breakfast Room:** 6.47m x 4.69m (21'2" x 15'3") Extensive range of wall and base cupboards with drawers, marble worktops and overhead lighting, central island with breakfast bar, seven ring Montpellier range style gas cooker with extractor hood above, built-in fridge and freezer, space and plumbing for dishwasher, under floor heating, ceiling spot lights, built-in storage cupboard, double glazed patio doors to rear, open access to the lounge/dining room, doors into-

**Separate Utility Room:** 2.63m x 2.24m (8'6" x 7'3") Fitted base cupboards with worktops and a tiled splash back, inset sink unit, washing machine & drinks fridge, tiled floor, space for additional fridge/freezer, ceiling spotlights, double glazed patio doors to rear, door with access to the boiler room housing the central heating boiler and hot water tank.

**Cloakroom:** 1.48m x 0.86m (4'8" x 2'8") Hand wash basin, low level w/c, tiled floor.

**Lounge/Dining Room:** 6.54m x 5.80m (21'4" x 19'0") Full width double glazed patio doors to rear, chimney breast with remote control electric fire, ceiling sky light and spotlights, two radiators.

**Bedroom Two:** 4.43m x 4.12m (14'5" x 13'5") Twin double glazed windows to front, fitted wardrobes, ceiling spotlights, door into-

**En-Suite Bathroom:** 2.90m x 2.24m (13'5" x 7'3") Luxury white bathroom suite with fully tiled walls and ceiling comprising, twin hand wash basins, freestanding roll neck bath with floor standing mixer-taps and shower attachment, separate glazed shower cubicle with rain fall shower head, ceiling Velux window and spotlights.

**Bedroom Four:** 4.12 x 3.96m (18'5" x 12'9") Twin double glazed windows to front, Radiator, ceiling spotlights, glazed sliding door into-

**En-Suite Shower Room:** 3.05m x 1.19m (10'0" x 3'9") Fully tiles with a white suite comprising, glazed shower cubicle, floating hand wash basin inset vanity unit, chrome heated towel radiator, extractor fan, double glazed window to front.

**First Floor Landing:** Double glazed window to front, doors into-

**Master Bedroom:** 4.92m x 4.84m (16'1" x 15'8") Double glazed French doors with a Juliette balcony to rear, two radiators, ceiling spotlights, glazed sliding door into-

**Dressing Room:** 2.62m x 2.25m (15'1" x 7'3") Fully fitted with cupboards, drawers and hanging rails, access into-

**En-Suite Bathroom:** 2.72m x 2.64 (8'9" x 8'6") Luxury white bathroom suite with marble effect tiled walls and ceiling comprising, freestanding roll neck bath with floor standing mixer-taps and shower attachment, separate glazed shower cubicle with rain fall shower head, hand wash basin inset vanity cupboard, low level w/c, radiator, double glazed window to front,

**Bedroom Three:** 5.91m x 5.86 (19'3" x 19'2") Double glazed dormer windows to front and rear, Full length fitted wardrobes, ceiling spotlights, radiator, glazed sliding door into-

**En-Suite Shower Room:** 2.93m x 1.24 (9'6" x 4'0") Fully tiled with a white suite comprising, Glazed shower cubicle, floating hand wash basin with vanity unit, low level w/c, ceiling Velux window and spotlights.

**Rear Garden:** 16.7m x 15.0m (54'7" x 49'2") Mainly laid to neatly kept lawn, good size patio area, two electric awning above the patio area, outside lighting, block laid footpath leading to an excellent sunroom and garden shed with light and power points.





**Kitchen/Breakfast Room**



**Lounge / Dining Room**



**Kitchen/ Breakfast Room**



**Master Bedroom**



**Master En-suite**



**Bedroom Two**





**Utility Room**



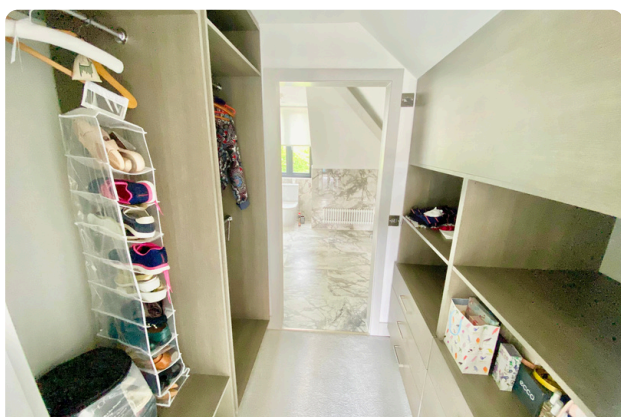
**Bedroom Four**



**Entrance Hall**



**Bedroom Three**



**Master Dressing Room**



**En-suite**





**Rear Garden**



**Rear Aspect**



**Rear Aspect**



**Rear Aspect**



**Rear Garden**



**Rear Aspect**





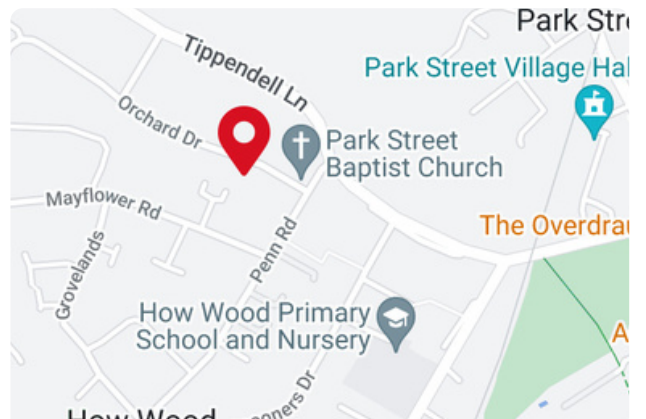
**Lounge / Dining Room**



**Landing**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>	77 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**EPC**



**Map**



FOUR BEDROOM DETACHED CHALET HOUSE

TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

**Floor Plan:**  
**2256 sq.feet**  
**210.5 sq.meters**

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