



2109 sq. feet / 196 sq. meters

Noke Side, Chiswell Green, St Albans AL2 3EF

Asking Price £1,150,000 Freehold

This exceptional property is situated in a highly sought-after cul-de-sac in the desirable village of Chiswell Green, only three miles away from St Albans City center. It boasts 2109 sq. feet of luxurious living space spread over three floors, including a fantastic kitchen/family room.

www.benjaminstevensstalbens.co.uk

Call Neil Hughes on 07375 804922

Key Features

- Semi-Detached House
- Luxury New Build
- Four Bedrooms
- Kitchen/Family Room
- Two Reception Rooms
- Cloakroom
- Utility Room
- Two En-suites
- Family Bathroom
- Parking For Three Cars
- 50 Ft + Rear Garden
- ABC + 10 Year Warranty

Located in a desirable cul-de-sac in the highly sought after village of Chiswell Green, just three miles from St Albans City centre, this exceptional property offers 2164 sq. feet of luxurious living space spread across three floors comprising of, four double bedrooms with two en-suites, a fantastic kitchen/family room, lounge, tv room, family bathroom, utility room, and a downstairs cloakroom. There is also off-street parking for three cars, and a 52ft rear garden.

The high specifications include-

- * Fully Integrated Italian Kitchen
- Quartz worktops
- * Flush Casement Windows
- Aluminium Bi-Fold Doors
- * Quality fire check doors
- * Amtico Style Flooring
- * Five Star Fitted Carpets
- * High Quality Bathrooms & Fittings
- * Low Energy Lighting
- * Porcelain Tiling

Entrance Hall:

Staircase to the 1st floor, doors into-

Lounge: 4.30m x 3.14m (14'1" x 10'4")

Window to front.

Tv/Sitting Room: 4.84 x 2.37m (15'11" x 7'9")

Window to front.

Utility Room: 3.97m x 2.0m Max (13'0" x 6'7")
Doors to front and rear.

Cloakroom: 1.77m x 0.90m (5'10" x 2'11")
Low Level W/C, hand wash basin.

Kitchen/Dining Room: 6.45m x 4.95m (21'2" x 16'3")
Window and bi-fold doors to rear.

First Floor Landing:

Staircase to the second floor, doors into-

Master Bedroom: 4.97m x 4.95m Max (16'4" x 16'3")
Max. Windows to rear.

En-Suite: 2.06m x 1.90m (6'9" x 6'3")
Window to side.

Bedroom Three: 4.16m x 3.35m (13'8" x 11'0")
Window to front.

Bedroom Four: 4.84m x 3.49m (15'11" x 11'5")
Window to front.

Family Bathroom: 3.35m x 2.14m (11'0" x 7'0")
Window to rear.

Second Floor Landing:

Door into-

Bedroom Two: 6.85m x 5.31m Max (22'6" x 17'5")
Window to side, three Velux sky light windows.

Dressing Room: 3.62m x 1.47m (11'11" x 4'10") Door into-

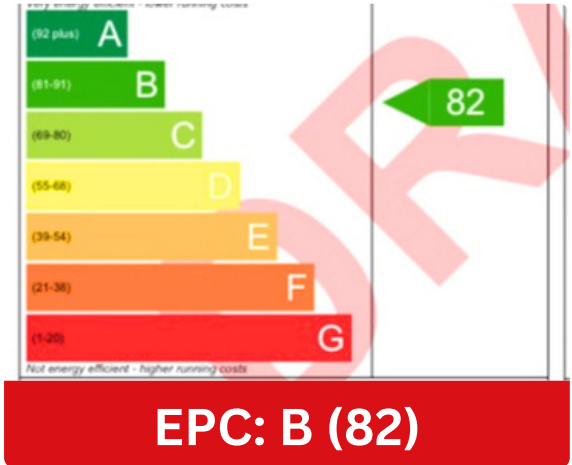
En-Suite: 3.62m x 2.12m (11'11" x 6'11") Velux sky light window.

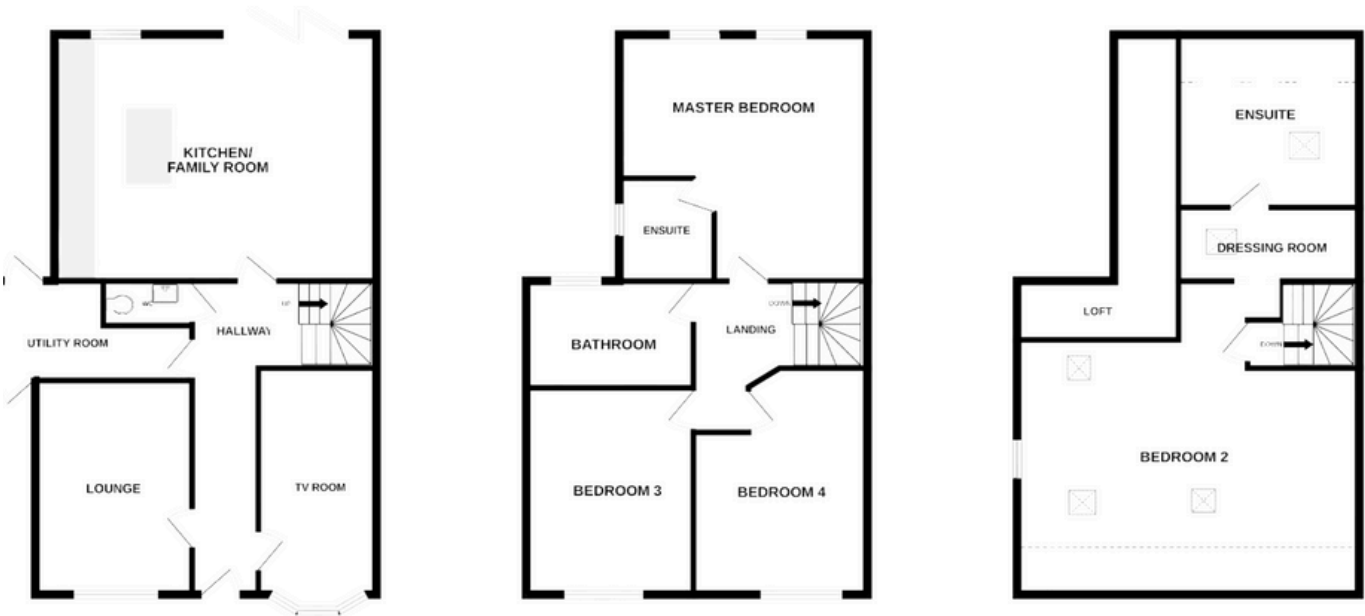
Outside: Off-street parking to the front for three cars, gated side access to-

Rear Garden: Landscaped and mainly laid to lawn with a good size patio. Measuring approximately 16m x 8m (53ft x 26ft).

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer: - While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.





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