



MERRYFIELDS, ST. ALBANS, AL4



Key Features

- Sought-After Four-Bedroom Detached Home
- Just off Firwood Avenue
- Bright Dual-Aspect Living Room
- Dining Room Overlooking the Garden
- Modern Kitchen/Breakfast Room with Utility Room
- Master Bedroom with En-Suite Bathroom
- Additional Family Bathroom and Downstairs WC
- Double-Width Garage and additional Ample Parking driveway
- Large, Mature Rear Garden
- Leafy Location with Direct Access to Alban Way
- Close to Highly Regarded Schools and Local Amenities
- Walking distance to the Popular Highfield Park
- No Onward Chain
- Great Opportunity for Further Building Enhancements

The Property

Nestled on the desirable east side of St Albans, this well-presented four-bedroom family detached home is set on a secluded plot in a private cul-de-sac, just off Firwood Avenue.

The welcoming entrance hall leads to a bright and modern kitchen breakfast room, with a separate utility room for added convenience. The dual-aspect living room enjoys natural light from both the front and rear, creating a bright and airy ambiance. Adjacent to this is the dining room, which overlooks the spacious garden. A downstairs WC completes the thoughtfully designed ground floor.

The front of the property boasts a block-paved driveway, offering parking for multiple vehicles, as well as a double-width garage ensuring convenience and ease of access to your home at all times for your family and friends.

The sunny south facing private garden featuring a large patio, lush lawn, with an array of shrubs and trees is a standout feature, providing a private, tranquil outdoor space perfect for relaxing, gardening or gatherings with family and friends. A convenient rear gate provides direct access to the Alban Way, a scenic walking, jogging and cycling route.

Here is a home to settle into right away or a property offering many future expansion possibilities, this house represents an incredible opportunity to create your dream family home in one of the most desirable locations with some ideal transport links with easy access to the A1(M), M1, and M25, ensuring a smooth connection to London and beyond.

The vibrant St Albans city centre and mainline railway station are just a short drive away, offering excellent shopping, dining, and amenities.

Guide £ 1,150m









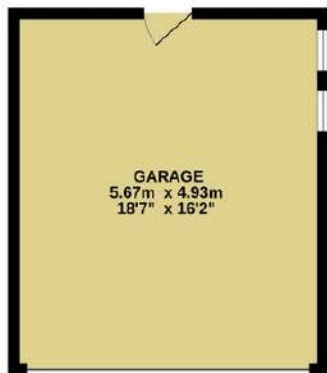
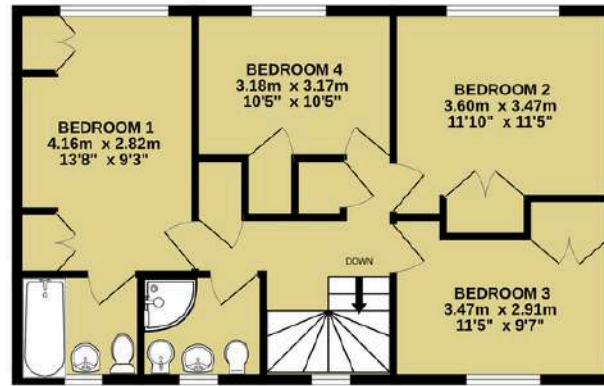




GROUND FLOOR
83.3 sq.m. (897 sq.ft.) approx.



1ST FLOOR
55.7 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 139.0 sq.m. (1496 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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