



4 Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Garage & Off-Street
Parking



South-East Facing Rear
Garden



EPC Band D

Council Tax
Band: F £3,112.94 (2024/2025)

Local Authority
St Albans City & District
Council

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Orient Close, St. Albans, AL1 1AJ
Guide Price £900,000 Freehold

Orient Close, St. Albans

An immaculately presented four bedroom home in a superb location less than a mile from both the city centre and mainline station. With far-reaching open views to the rear, this spacious property has been substantially refurbished and offers opportunity for extension, subject to the usual consents.

Description

This beautifully presented semi-detached home has been considerably improved over recent years and offers spacious accommodation over two floors. Located towards the end of Orient Close, in a quiet and private position, the property is set back from the road and has a small, paved garden and a driveway. The front door is set under a porch and opens into a hallway with a small room adjacent which is currently in use as a storage and utility space. The ground floor is fitted with hardwood ash flooring throughout and has been reconfigured to create a large dual aspect open-plan space, with the living area towards the front of the house. The smart kitchen is at the rear, and this is fitted with an excellent range of wall and base units, integrated appliances and Corian worksurfaces with integrated sink. Additional storage is available in a cupboard beneath the stairs and windows and glazed double doors to the rear provide views of the garden and open countryside beyond. The integrated garage offers exciting potential to extend the property, subject to the usual consents, should further space be required. There are four bright bedrooms on the first floor, all with the same high quality timber flooring as the ground floor. The largest room has fitted storage provision and a stylish en-suite shower room, and the three remaining bedrooms have use of a family bathroom with a window to the side of the property. The rear garden has recently been landscaped with a decked hardwood seating area and a good size lawn, and the position of the house gives an unusual degree of privacy so there are lovely views over the Verulam Golf Course and beyond, both from the garden and the upper floors of the house. A path to the side of the house gives access to the front of the property.

Location

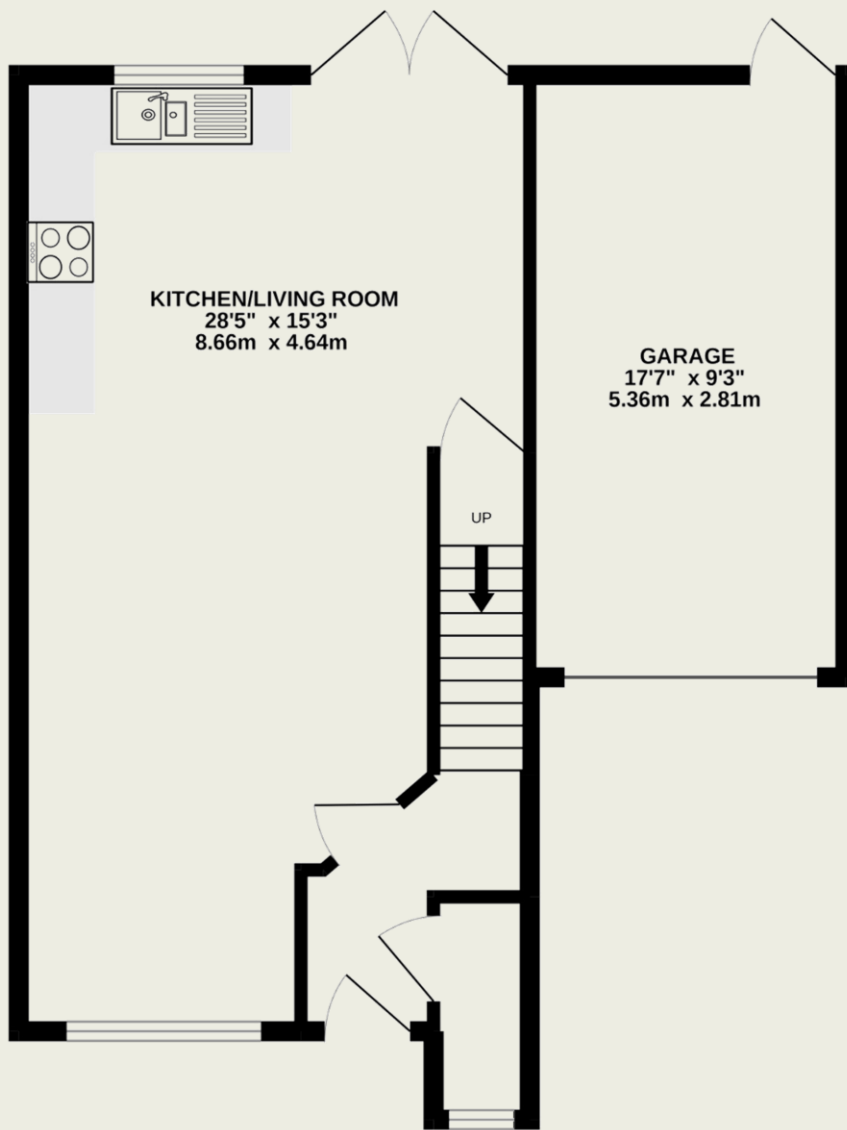
Orient Close is a small development in a convenient yet peaceful location off London Road. Within a mile of St Albans City Station and the amenities of the city centre, it is also a short walk from the Odyssey Cinema and the lovely Watercress Nature Reserve.



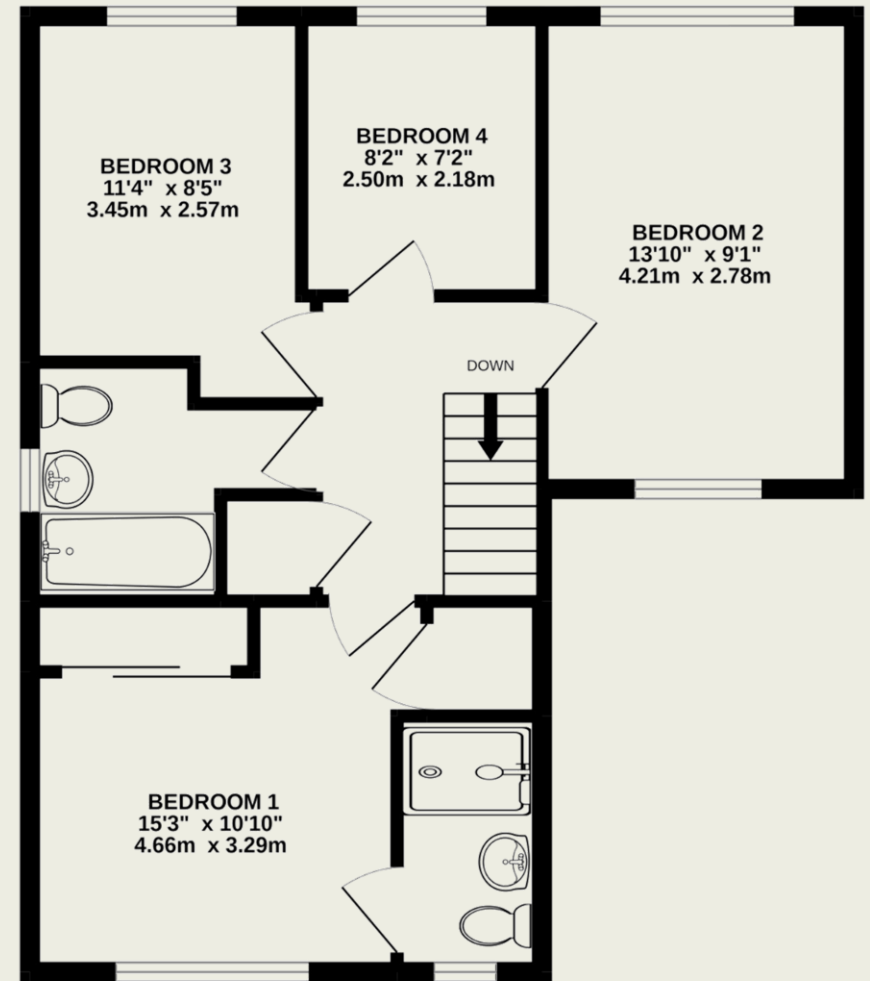


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.

TOTAL FLOOR AREA : 1131 sq.ft. (105.0 sq.m.) approx.

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