



4 Bedrooms



4 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



Private Rear Garden



EPC Band TBC

Council Tax
Band: G £3,745.08 (2024/2025)

Local Authority
St Albans City & District
Council

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Beningfield Drive, Napsbury Park, St Albans, AL2 1UX
Guide Price £900,000 Freehold

Beningfield Drive, Napsbury Park

An impeccably presented four-bedroom, four-bathroom townhouse set over three floors, offering over 2,200 sq. ft. of internal space. This home provides spacious and impressive accommodation and is situated within the highly sought-after Napsbury Park development.

Description

The property is located within this prestigious development, ideally suited for families due to the abundance of open spaces in the area. Immaculately maintained and presented in exceptional condition, the current owners have invested significant care and attention into enhancing their home to an excellent standard.

With underfloor heating throughout, the ground floor opens into a wider-than-average entrance hall, leading to a spacious kitchen/dining/living room with patio doors opening onto the rear garden. The converted garage now serves as an additional reception room, complemented by a utility room and a guest WC.

On the first floor, you will find a stunning sitting room with a vaulted ceiling, two bedrooms (one with en-suite facilities), and a family bathroom.

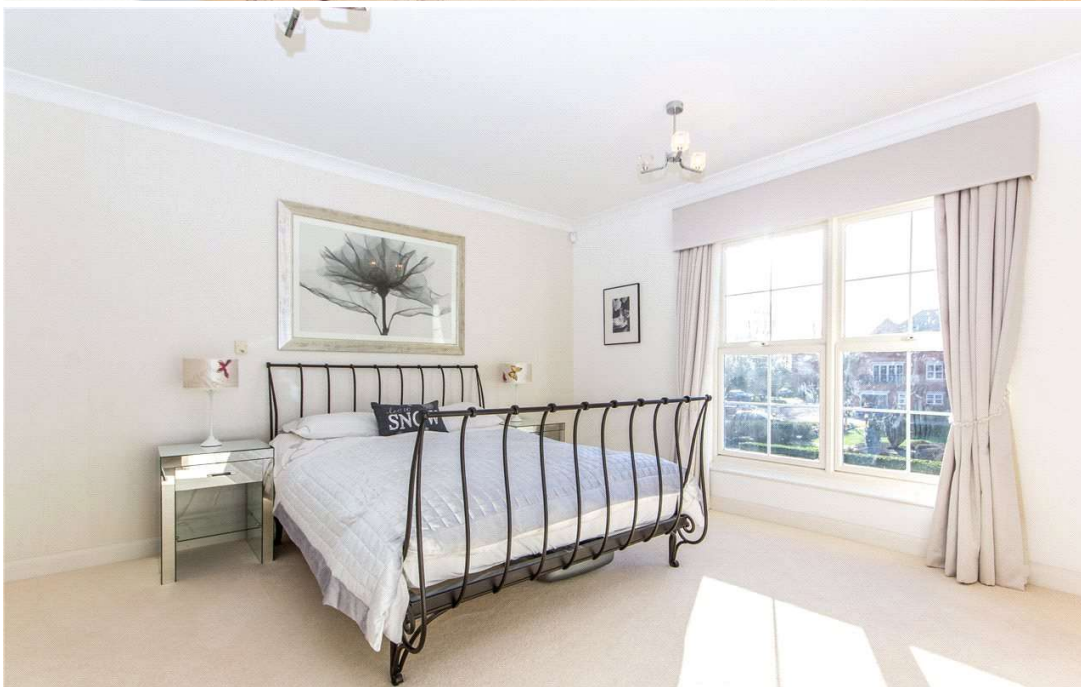
The top floor offers two further bedrooms, including one with an en-suite, alongside another family bathroom. The landing also provides access to a boarded loft for additional storage.

Outside, the property features parking at the front, while the rear boasts a generously sized garden with a private outlook, complete with fenced borders, a patio area, and a lawn.

Location

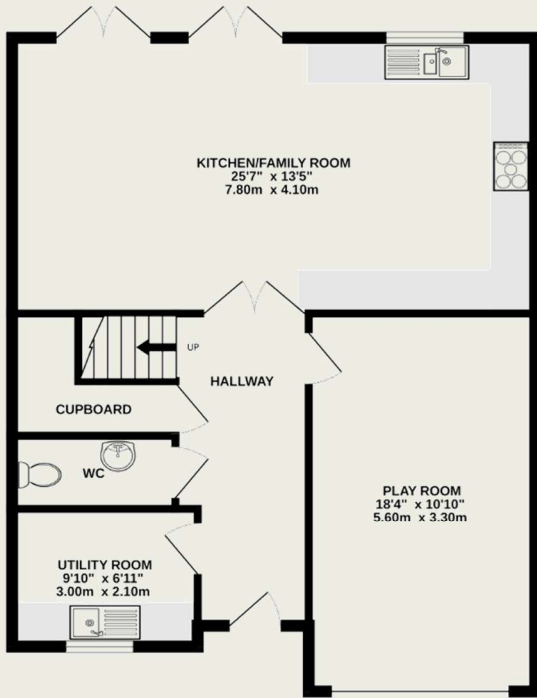
Napsbury Park is a modern development with an exclusive arrangement of luxury housing positioned in a parkland setting, adjacent to open countryside. Popular with families, there is a children's playground and the location allows for convenient access to the surrounding motorway networks and highly regarded schools such as Haberdashers and Aldenham.



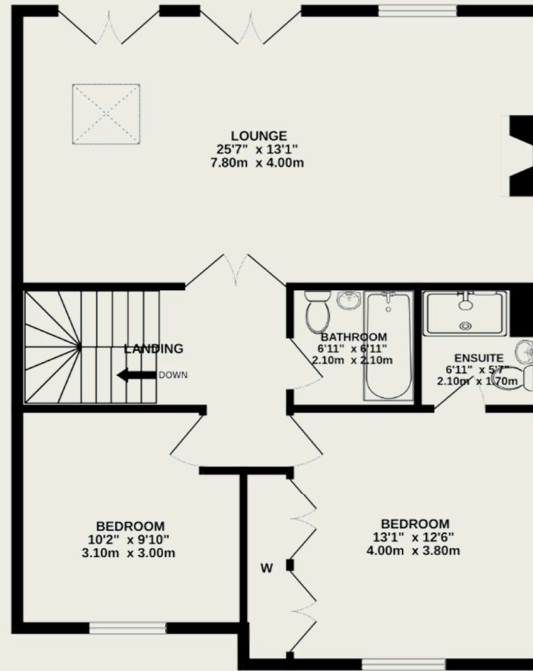


Important Information

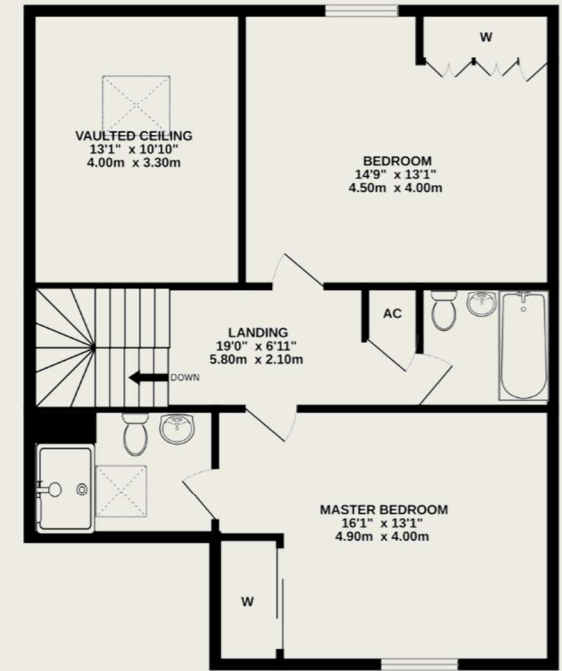
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GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



2ND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

TOTAL FLOOR AREA : 2237 sq.ft. (207.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such