



Cunningham Hill Road, St. Albans, AL1 5BY | Guide Price £2,250,000 Freehold

 4 Bedrooms  2 Bath/Shower Rooms  3 Reception Rooms  Off-Street Parking  0.5 Acre Plot

 EPC Band TBC  Council Band: F £3,260.30 25/26  St Albans City & District Council

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Cunningham Hill Road, St. Albans, AL1 5BY

A rare and exciting opportunity to acquire a detached home on one of St Albans' most desirable roads. Set on a superb private plot of almost 0.5 acres, this property offers excellent potential for refurbishment or redevelopment, subject to the usual consents, and is offered for sale with the benefit of no onward chain.

☞ Spacious Detached Family Home Arranged Over Two Floors

☞ 0.5 Acre Plot

☞ Exciting Potential for Refurbishment/Redevelopment (STPP)

☞ No Onward Chain

☞ Three Reception Rooms

☞ Four Bedrooms

☞ Close to St Albans City Centre & Mainline Station



Description

Positioned on an exceptional plot, this extended four bedroom detached house is set back from the road behind mature trees and shrubs. A driveway provides ample off-street parking and there is a private front garden with a path leading to the front door. On entering the property, the accommodation includes a welcoming hallway, which opens onto the light and bright living room, a useful office, downstairs WC, kitchen/breakfast room which overlooks the spectacular garden and a spacious dining room. The extended first floor has a beautiful principle bedroom with en suite bathroom and three further bedrooms which are all serviced by a four-piece family bathroom.

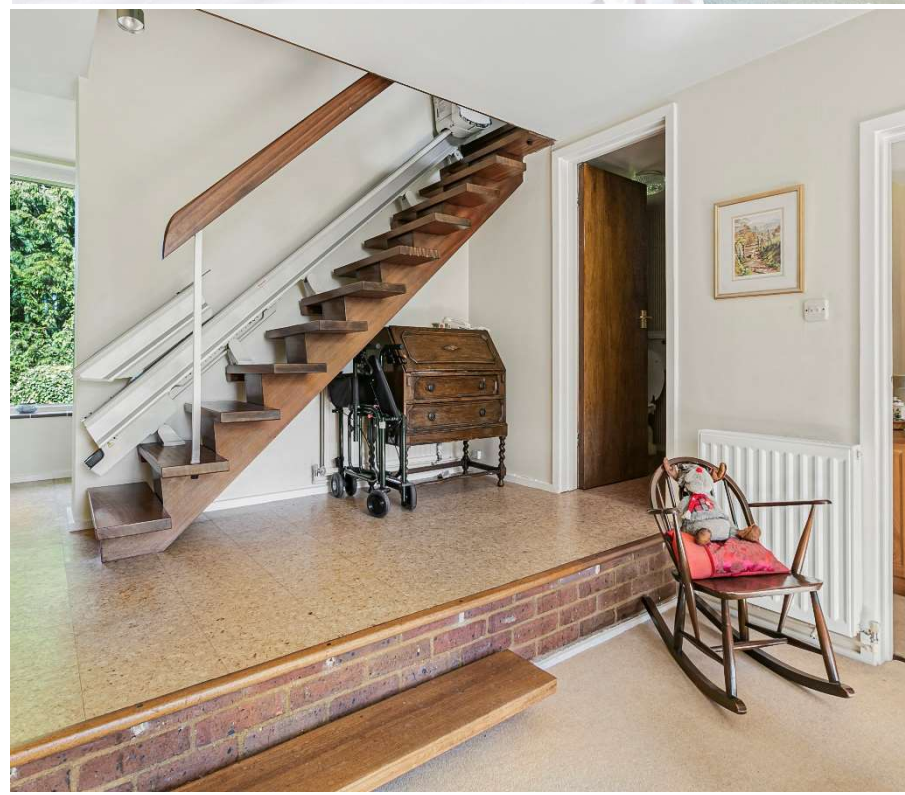
Situated in the middle of the private and mature grounds of almost 0.5 acres, this wonderful home is screened by mature trees and shrubs to the front and has a driveway providing off-street parking for several cars. The surrounding gardens are extensive providing a private and peaceful outdoor space.

Location

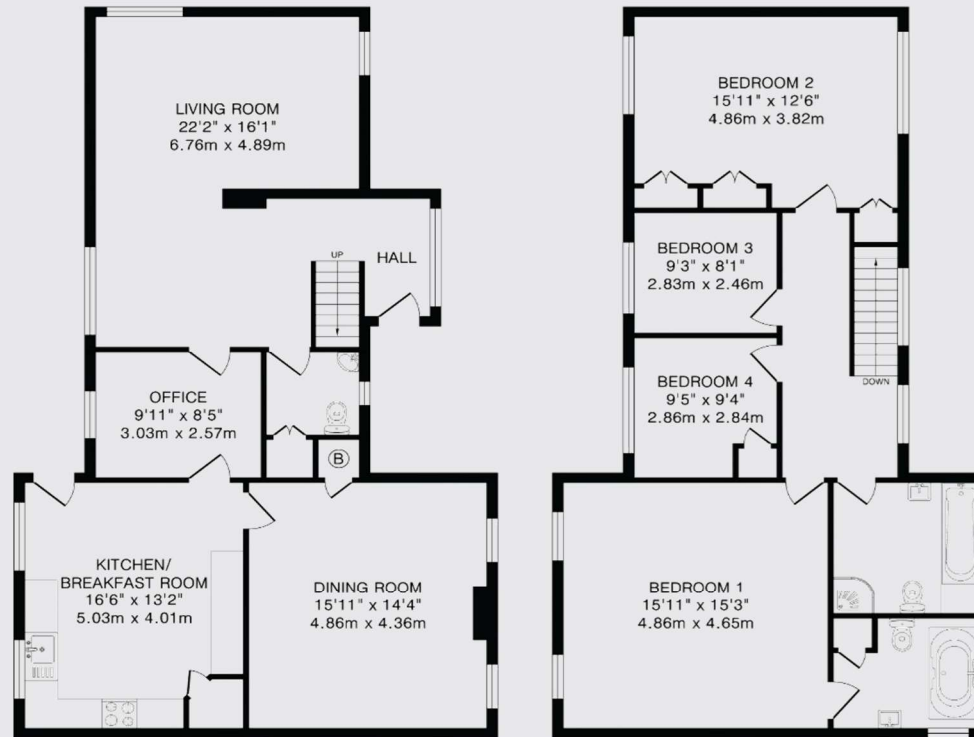
Cunningham Hill Road is a tree-lined cul-de-sac, mainly consisting of large executive detached family homes and is just a short walk to the mainline railway station. It is known locally as one of the most sought after roads in St Albans.











Ground Floor
988 sq.ft.(91.7 sq.m)approx.

First Floor
909 sq.ft.(84.4 sq.m)approx.

TOTAL FLOOR AREA: 1897 sq.ft.(176.1 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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.

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Contact one of our property experts today:

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