



4 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Garage & Off-Street
Parking



South-Facing Rear Garden



EPC Band TBC

Council Tax

Band: F £3,386.39 (2025/2026)

Local Authority

St Albans City & District
Council

 **ashtons**
for life's great moves

Corinium Gate, St. Albans, AL3 4HX
Guide Price £850,000 Freehold

Corinium Gate, St. Albans, AL3 4HX

A beautifully presented and extended four-bedroom detached family home with a beautifully landscaped south-facing rear garden, ideally located within the sought-after Verulam Estate.

Description

The front door opens into a bright and welcoming entrance hall, providing access to a downstairs cloakroom. The contemporary kitchen at the front of the house is well-equipped with a water softener, waste disposal and integrated appliances, offering a functional and elegant space for cooking. To the rear, an impressive, light-filled open-plan living and dining area features double French doors that seamlessly connect to a cosy sunroom and also the manicured rear garden. A versatile integrated garage and utility area complete the ground floor layout, offering additional storage and convenience. There is potential to convert this space into a further reception room or study, subject to the necessary consents.

Ascending the stairs from the hall, the first-floor landing leads to four generously sized bedrooms. The principal bedroom benefits from built-in wardrobes and all four thoughtfully designed bedrooms are serviced by a contemporary shower room. The semi-boarded and insulated loft space offers extensive storage options.

Outside, the property boasts a spacious, south-facing garden with side access, ideal for al fresco dining and relaxation. To the front of the property, a large driveway provides ample parking for multiple vehicles. This exceptional family home combines contemporary style with practical living spaces in a sought-after location, perfectly suited for those seeking comfort, convenience, and versatility.

Location

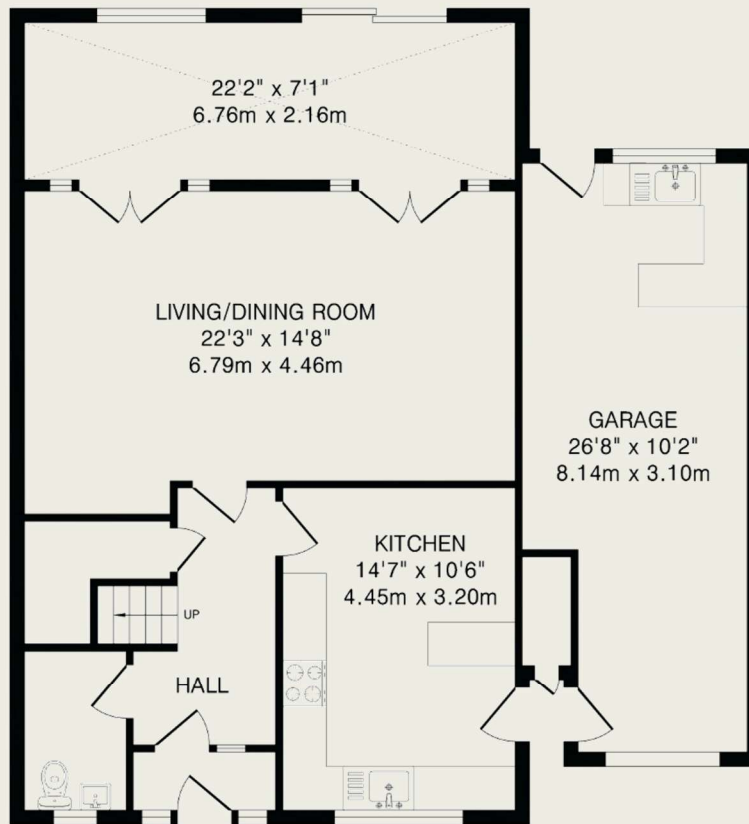
Part of the Verulam Estate, Corinium Gate is tucked away off King Harry Lane near Waitrose and close to popular local schooling such as St Columba's and Praewood. In addition, Verulamium Park is a short stroll away and the city centre is approximately a 15 to 20 minute walk. Good road links are offered with the M1 and A414 within close reach.





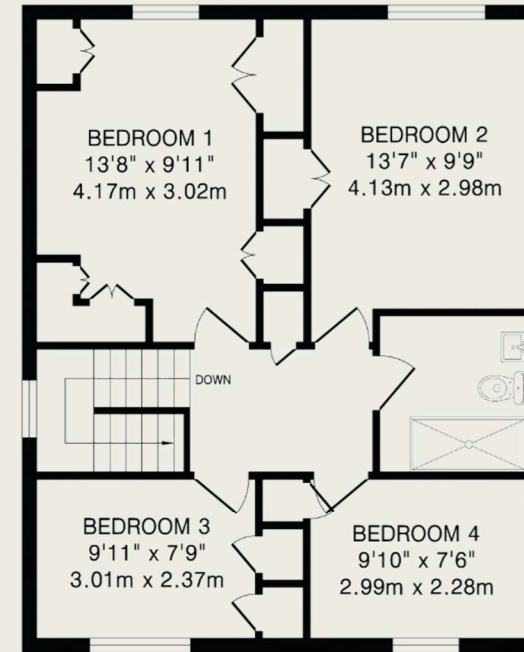
Important Information

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

1060 sq.ft.(98.4 sq.m)approx.



First Floor

622 sq.ft.(57.7 sq.m)approx.

TOTAL FLOOR AREA: 1682 sq.ft.(156.1 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.