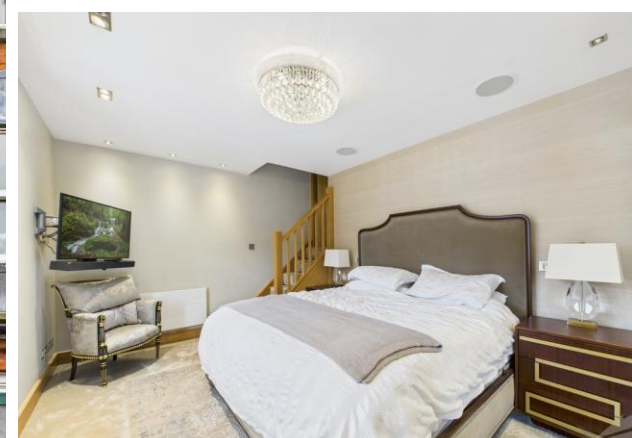


FOR SALE



**Ryder Seed Mews, St Albans
Three Bedroom Town House**


MARTIN & CO



Ryder Seed Mews, St Albans

3 Bedrooms, 2 Bathroom

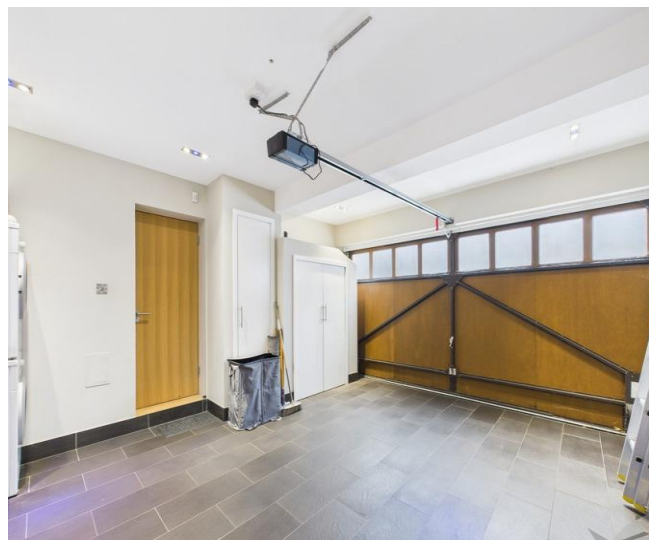
- **3 Bed Town House**
- **City Centre Location**
- **Large Double Garage**
- **Additional Gated Parking Available**
- **Air Con (cool & hot) throughout plus central heating**
- **Whole House Sonos Sound System**

Exceptional Three-Bedroom Townhouse in Exclusive Gated Mews near St Albans City Centre

Set within the prestigious Ryder Seed Mews, just off Pageant Road moments from the historic heart of St Albans and only 15 minutes walk to St Albans City Station. This beautifully refurbished three-bedroom townhouse offers a rare combination of contemporary luxury and prime location. Situated in a private, gated development, the home is presented in immaculate condition and comes with the added benefit of no onward chain.

Refurbished to a high standard throughout, this impressive property boasts numerous premium features, including a fully integrated Sonos sound system and bespoke lighting. Heating and cooling is provided throughout via a central air conditioning system. There is also a gas boiler providing central heating via radiators and mains pressure hot water via an un-vented system. The stylish kitchen/dining room is a standout feature, perfect for modern living and entertaining.

Accommodation Overview: A covered porch, with an outdoor cupboard housing the recycling bins, leads into a welcoming entrance hall with built-in coat storage and direct access to the double garage featuring an electric up-and-over door, a dedicated utility area with space for a washing machine, tumble dryer, and sink.



The lower ground floor showcases a stunning kitchen/diner, flooded with natural light via two south-facing windows and French doors opening onto the garden. The high-end matt grey kitchen includes integrated appliances, a generous island, and a dining area with built-in seating. A convenient cloakroom/WC completes this level.

The ground floor offers a bright and comfortable lounge with a custom TV unit and a double bedroom fitted with mirrored wardrobes.

On the first floor, you'll find the luxurious master bedroom with built-in wardrobes and a sleek en-suite shower room.

The second floor houses an additional double bedroom, also with mirrored wardrobes and a built-in desk. This floor is serviced by the luxury, fitted family bathroom.

Outdoor Space: The delightful south-facing courtyard garden provides a private retreat with a paved patio, inset lighting, and well-established planting-perfect for relaxing or entertaining in seclusion. In addition to the Garage there are numerous parking spaces within the development for use by residents and their visitors.

Location: Ryder Seed Mews is a sought-after, secure development just a short stroll from St Albans' vibrant city centre, with its wide range of shops, cafes, restaurants, and cultural attractions. The cathedral, Verulamium Park, and Westminster Lodge leisure centre are all within easy walking distance, making this an ideal location for enjoying the best of city living in a tranquil setting.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Floor 0



Floor 1



Floor 1 1/2



Floor 2

Approximate total area⁽¹⁾
137.6 m²
Reduced headroom
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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