



A stunning six bedroom detached home set behind gates.

Rose Walk, St. Albans, Hertfordshire, AL4 9AF

Freehold









Impressive six bedroom detached home • Built and designed by the current owners approx. 9 years ago • Flexible and spacious accommodation set over three floors • Beautifully presented throughout with underfloor heating to the ground and first floor • Wonderful external area with large patio, garden irrigation system and outside lighting • Separate outdoor room with bar area and used as a games room • Off street parking for seven to eight cars • Single detached garage

#### About this property

This stunning home was designed and built for the current owners approximately nine years ago. Using materials, fixtures and fittings of the highest standard this spacious property offers spacious and flexible accommodation throughout, fantastic entertaining spaces and a truly wonderful outdoors area.

Arranged over the ground floor there is a large double aspect family living/cinema room complete with a remote cinema screen that drops out of the ceiling, a central fireplace housing an open fire and double doors to the rear garden. To the rear of the ground floor there is an impressive and incredibly large open plan kitchen, dining room and living area. The well fitted and high end kitchen boasts a large central island, has multiple top of the range appliances and has multiple bi fold doors leading to the rear garden. Further accommodation includes a large playroom which could have various uses, a well fitted and spacious study, a guest WC and a good size utility room.

On the first floor there are five double bedrooms. The main bedroom has a beautiful en suite bathroom with free standing bath and walk in shower and walk

through dressing room. Two further bedrooms both have en suites with the last two bedrooms sharing a Jack and Jill bathroom.

The top floor offers one further double bedroom with a shower room, an abundance of eave storage with an additional large storage space which houses the emersion tank.

Externally the house offers wonderful outdoor entertaining areas, there is a large patio at the back of the house which runs the entire width of the property and incorporates a wonderful built in outside kitchen and bar area. There is an attractive lawned area and a separate outdoor room which is currently used as a games room complete with fitted bar area. To the front of the house there is off street parking for at least eight cars and a single detached garage, all of which is set behind electric gates.





**Local Information**

St Albans mainline station with fast line to St Pancras  
International from 18 minutes - 1.5 miles, St Albans City centre 1.9 miles, M1 Junction 9 - 8 miles, M25 Junction 21a - 4.6 miles, London Luton Airport - 10.7 miles.

Rose Walk is a popular residential road, situated approximately 1.5 mile north of the city centre where there are comprehensive shopping facilities, featuring a twice weekly market and a superb range of restaurants, wine bars and retail opportunities.

Education is well provided for with the ever popular senior schools of St Albans Girls School, Sandringham School and Beaumont close by and primary options at Bernards Heath and Wheatfields.

Leisure activities can be found in Verulamium Park at Westminster Lodge, which is a Leisure Centre with pool, fitness gym, climbing wall, crèche, spa, and children's soft play area and café. The surrounding park has hard tennis courts, sports pitches, athletics track, a 9-hole golf course and an outdoor Splash Park. The St. Albans tennis club is also approximately 0.2 miles away from the property.

**Tenure**

Freehold

**Local Authority**

St. Albans City & District Council

**Energy Performance**

EPC Rating = C

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.  
Telephone:  
+44 (0) 1582 465 000.










Approximate Area = 394.7 sq m / 4248 sq ft (Excluding Void / Eaves)  
Garage = 22.0 sq m / 237 sq ft  
Outbuilding = 42.3 sq m / 455 sq ft  
Total = 459.0 sq m / 4940 sq ft  
Including Limited Use Area (19.3 sq m / 208 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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