



Puddingstone Drive, St. Albans, Hertfordshire, AL4 Offers Over £1,200,000 Freehold **Frost's**

A beautifully presented four bedroom detached family home that has been thoughtfully extended and modernised throughout and situated within the highly sought-after area of Highfield Park and the property overlooks the Highfield Park trust land.

The property benefits from a stunning open plan kitchen dining room with two sets of double glazed bifold doors leading onto the rear garden. A separate living room, utility room, w/c and a playroom complete the ground floor accommodation. Upstairs is equally as impressive with four double bedrooms and two bathrooms with the primary bedroom benefitting from an en-suite shower room.

Externally there is a larger than average plot with ample parking and a detached garage with planning permission approved in the past to convert into a double garage with a room above. To the rear of the house is a landscaped rear garden.

With a modern, contemporary, decor throughout and a desirable location that provides excellent access to schooling and amenities this property is perfect for up-sizers and young families.

Energy Rating C

Council Tax Band G

Freehold





Features

- Fantastic Open Plan Kitchen
- Spacious Separate utility room.
- Four Large Double Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- En Suite to Main Bedroom
- Detached
- Detached Garage with extant planning approval
- Situated in the quiet and highly sought-after area of Highfield Park with no through traffic.



The detached garage has also had planning permission approved.





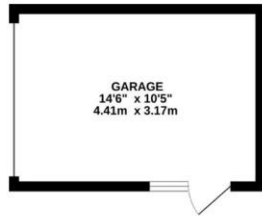
A beautifully presented four-bedroom detached house that has been thoughtfully extended and modernised throughout.



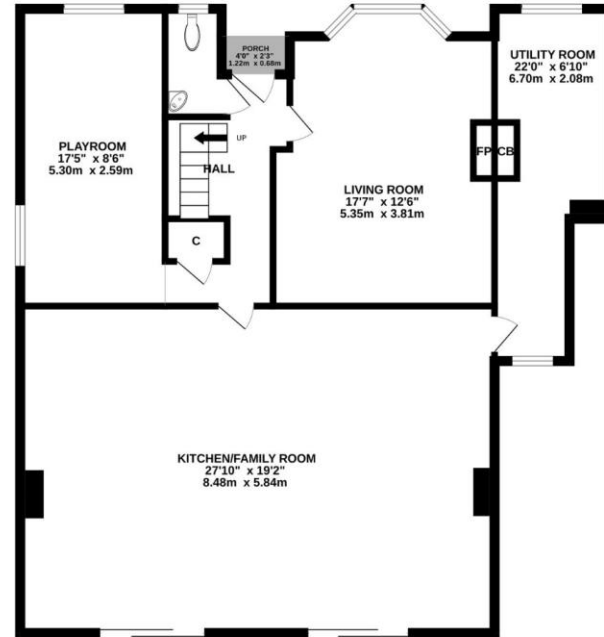




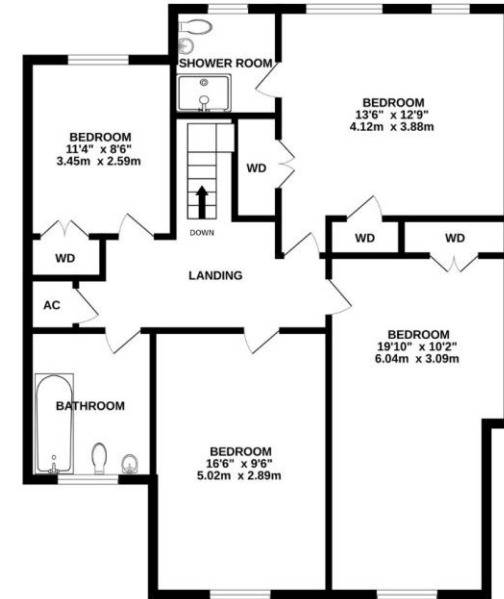
OUTBUILDINGS
150 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2136 sq.ft. (198.5 sq.m.) approx.

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St Albans Office | 01727 861166 | stalbans@frosts.co.uk | 4 Chequer Street, St. Albans, AL1 3XZ

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