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you to **sell** or **let** your **property**?  
Is there a **price** that would **tempt**

in many forms...  
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St Albans

£750,000

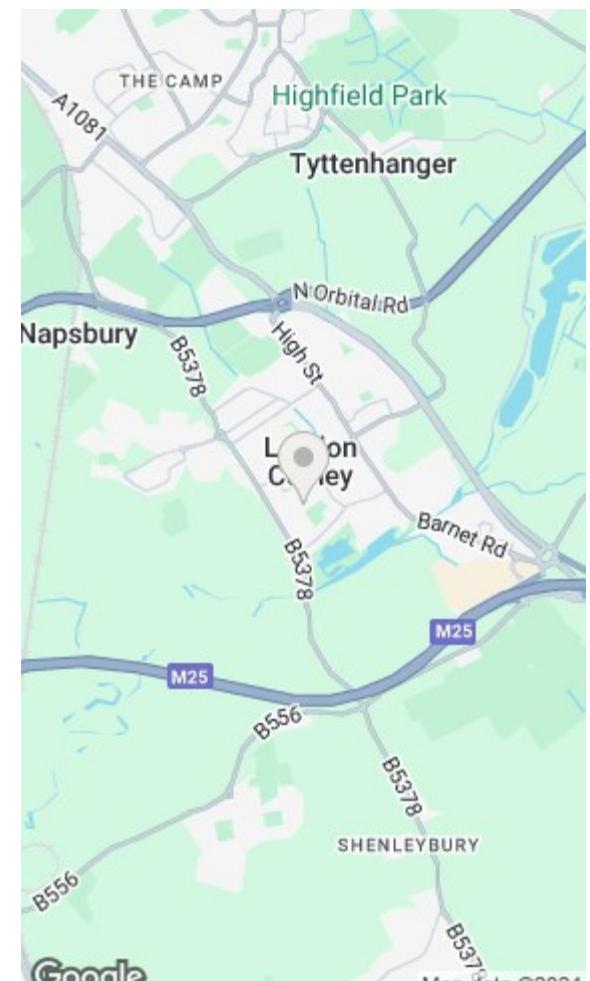
# St Albans

£750,000

MORE THAN MEETS THE EYE! A wonderful semi detached home approaching 2000 sq ft which also boasts both a timber framed garden cabin and brick built two storey annex at the rear boundary currently used as a recording studio and a photographic studio but would be ideal as a potential rental or accommodation to support multi-generational living.



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| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|--|--|-----------|
|   |  | Current  | Potential |
| Very energy efficient - lower running costs |  |  |           |
| (92 plus) A                                 |  |  |           |
| (81-91) B                                   |  |  |           |
| (69-80) C                                   |  |  |           |
| (55-68) D                                   |  |  |           |
| (38-54) E                                   |  |  |           |
| (21-38) F                                   |  |  |           |
| (1-20) G                                    |  |  |           |
| Not energy efficient - higher running costs |  |  |           |
| EU Directive 2002/91/EC                     |  |  |           |
| England & Wales                             |  |  |           |
| EU Directive 2002/91/EC                     |  |  |           |
| England & Wales                             |  |  |           |



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A unique opportunity to purchase a property with both a detached timber framed garden cabin and a detached brick built annex with accommodation over two floors.



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#### The Property

An extremely flexible property with potential self contained ground floor annex with independent front door access from the main house. The main house has three reception spaces including a wonderful dining area with Hexagonal roof lantern and doors opening to the well maintained rear garden. There is a family room/study and a dedicated living room area along with a kitchen/breakfast room and a ground floor wc.

Moving to the first floor landing there are three double bedrooms and a family bathroom with a refitted four piece suite to include separate shower and bath. The principal bedroom is positioned on this floor and boasts an extensive range of fitted wardrobes. Stair ascend to the second floor where there are stunning and elevated views over the rooftops and countryside beyond. At the second floor level are a further two bedrooms (making 5 in total to the main house) with an ensuite shower room to one of them.

**Garden Cabin & Brick Built Annex/Studio**  
A timber framed cabin which is fully insulated and with power and light has windows to three elevations - one looking back towards the rear of the main house and two to the sides. This space could make an ideal gym, home office or treatment room. At the rear boundary is an impressive brick built, detached, annex which is currently being used as a recording studio. A large open space has a door opening to a sound proofed recording studio while a door opens to a second office area which also has a cloakroom and a kitchenette. From here stairs rise to a first floor room. Minor modifications could turn this building into a detached annex accommodation ideal for multi-generational living, a home working space, a hobbies room or even an air bnb to generate extra income.

#### The Outside

At the front of the property is a low level brick wall with wrought iron gates opening to a driveway laid to hardstanding and a pathway leading to the front door with grassed areas to either side. The rear garden is absolutely delightful. Mainly laid to grass the rear garden is fully enclosed by fencing with flagstone patio directly to the rear of the house with pergola over. There are a range of mature borders and a number of specimen trees along the side boundaries providing an excellent degree of privacy.

#### The Location

The property is conveniently located on the outskirts of St. Albans and has excellent communications by both road and rail. There is good access to central London and the City by trains from either St Albans to St Pancras on to the City (19 mins), Gatwick and beyond, or from Potters Bar to Kings Cross. There are good local facilities and St Albans City Centre has numerous amenities including shopping, restaurants and leisure facilities activities. Educational facilities include excellent state and private schools nearby.

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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