



CHURCHILL ROAD  
ST ALBANS

**DRUCE**  
^ & PARTNERS ^



A quite stunning Lutyens style detached family home, built to an exacting standard by the current vendors for their own occupation, in one of St Albans most desirable locations, convenient for access to excellent schools, the mainline station and the city centre. The property provides approximately 4400 square feet of accommodation (not including the garage) arranged over three floors and sits on a plot of in total a third of an acre. Properties of this standard and specification rarely come to the market in St Albans and this is a unique opportunity to acquire a family residence of real substance.



## GROUND FLOOR

**Bespoke Oak part enclosed porch with outside lighting. Bespoke oversized Oak front door with leaded light detail to both sides into:**

**Reception Hall:** 23'5" x 11'4" (7.14m x 3.45m) Bespoke Oak staircase to first floor. Travertine flooring. Inset spotlights. Door to: Deep coat cupboard with light.

**Cloakroom:** Back to wall WC. Semi pedestal wash hand basin. Travertine flooring and half tiled walls.

**Double doors from Hall into Dining Room, Sitting Room and Kitchen.**

**Study:** 11'0" x 8'3" (3.35m x 2.51m) Window to rear. Bespoke Oak furniture from 'de Mornay Boyes' with desk, shelving and glass display cabinets.

**Sitting Room:** 21'5" x 18'4" (6.53m x 5.59m) French doors to the rear opening onto the garden. Two windows to the side. Feature stone open fireplace with stone hearth and cast iron grate. Double oak part glazed doors into:

**Dining Room:** 19'0" x 15'3" (5.79m x 4.65m) Bay window to front and window to side.

**Kitchen/Breakfast/Family Room:** 45'7" x 18'6" (13.98m x 5.64m) Superb range of bespoke 'de Mornay Boyes' wall and floor units. Space for range cooker. Granite work surfaces. Integrated stainless steel oven and microwave. Large central island incorporating double Butler sink with french drain and mixer tap. Bay window to front with bespoke window seat and shelving under. Travertine tiling to floor. Integrated 'Kuppenbusch' double door fridge and freezer. Range of wall lights. Open plan to:

**Family Area:** Bay window to rear with French doors opening into the garden. Door to:

**Utility:** 18'5" x 7'2" (5.61m x 2.18m) Range of fitted 'de Mornay Boyes' wall and floor units with butler sink and mixer tap. Plumbing for washing machine and tumble dryer. Travertine flooring. Rear door opening into garden. Laundry shoot from master bedroom. Internal door to the garage.

## FIRST FLOOR

**Landing:** 24'1" x 11'4" Window to front. Feature Oak staircase to 2nd floor landing and balustrade down into hallway. Range of wall lights. Doors to:

**Master Bedroom:** 19'4 x 18'7" (5.89m x 5.66m) Window to rear. Square arch to:

**Dressing Area:** 13'6" x 11'4" (4.11m x 3.45m) Range of bespoke 'de Mornay Boyes' fitted wardrobes, shelving and storage. Door to:

**En-Suite:** Contemporary bath with central taps and shower attachment. Twin sinks. Back to wall WC. Large walk in shower cubicle/wet area with fixed head shower and hand held fitment. Two chrome heated towel rails. Tiled walls and flooring. Window to rear.

**Bedroom 2:** 18'7" max x 16'4" (5.66m x 4.98m) Window to front.

**En-Suite:** Corner quadrant shower cubicle with Aqualisa shower unit. Back to wall WC. Wash hand basin. Fully tiled walls and floor. Chrome heated towel rail. Shaver point.

**Bedroom 3:** 18'5" x 14'8" (5.61m x 4.47m) Window to front. Range of bespoke 'de Mornay Boyes' fitted wardrobes and storage.

**Bedroom 4:** 18'5" x 14'8" (5.61m x 4.47m) Window to rear. Range of bespoke 'de Mornay Boyes' fitted wardrobes and storage.

**En-Suite Jack and Jill Bathroom:** Corner quadrant shower cubicle with Aqualisa shower and glass screen. Back to wall WC. Semi pedestal wash hand basin. Tiled floor and walls. Chrome heated towel rail.

**Family Bathroom:** White suite comprising tile sided bath with mixer taps and shower attachment. Back to wall WC. Semi pedestal wash hand basin. Window to rear. Fully tiled walls and floor. Chrome heated towel rail. Airing cupboard.

**Stairs up to 2nd floor landing. Door into:**

**Bedroom 5/Games Room:** 36'0" x 22'3" max (10.97m x 6.78m) 2 velux windows to rear and one to the side. Eaves storage. This room could easily be partitioned into two separate bedrooms if required.

## OUTSIDE

**Front Garden:** To the front elevation is a driveway providing off street parking for numerous vehicles and has been carefully landscaped and planted, with access to the side and rear gardens.

**Garage:** 26' x 19'4" (7.92m x 5.89m) Twin electric doors. Water softener. Rear door to garden. Door to Utility room

**Rear and Side Gardens:**

The overall plot is 0.31 acre with private gardens to the front, side and rear, well screened from Churchill road by a mature hedge and brick retaining wall. To the rear is a large patio area and fenced all round.

### Further notes on specification

The property has been built to an exacting standard with the best use of traditional and modern materials.

All windows are of the highest quality timber with double glazed sealed units within.

Construction is of solid block and beam throughout with under floor heating to all areas. All internal doors and the staircase are of solid Oak.

There is a comprehensive audio/visual/sky/entertainment/lighting system installed within the property supplied by 'iLife' – please ask for more details.

Bathroom and sanitary ware is of the highest quality with the use of Hans Grohe taps and fitments.

The Kitchen, Study furniture and fitted wardrobes throughout have been designed and installed by de Mornay Boyes, cabinet makers of distinction.

**All Mains Services**

**Council Tax:**

**Band H. Currently payable £2897.62 per annum.**

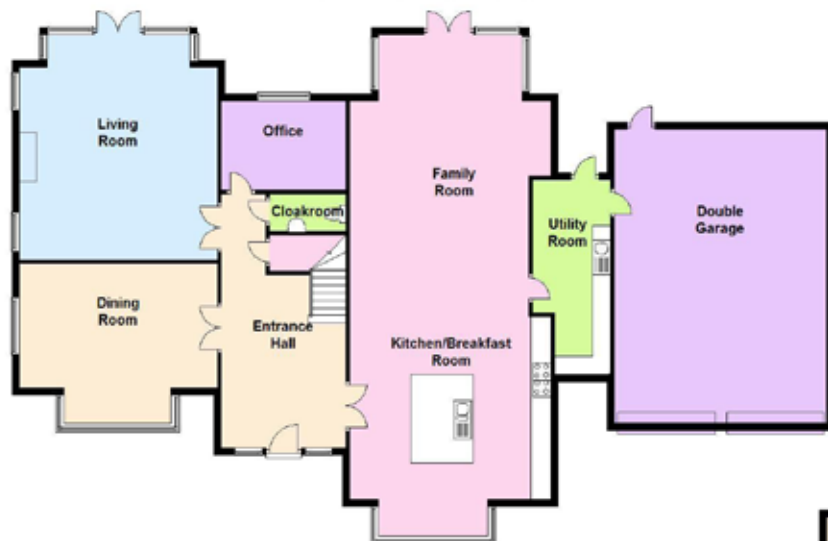


Total Area Approx. 460.0 Sq. Metres (4951.1 Sq. Feet)

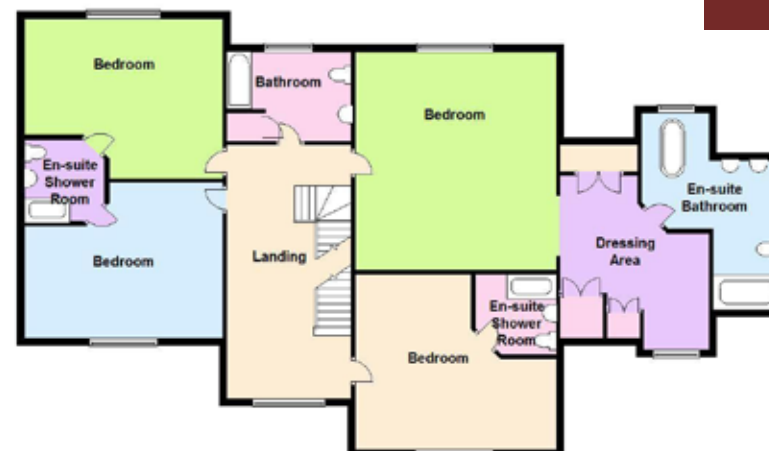


**EPC**  
Current: 77  
Potential : 81

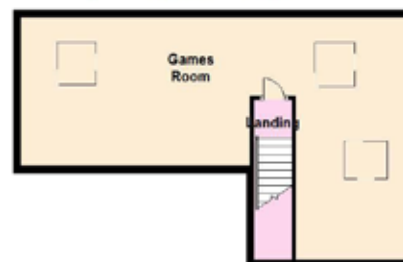
**Ground Floor**  
Approx. 223.4 sq. metres (2404.7 sq. feet)



**First Floor**  
Approx. 179.4 sq. metres (1931.4 sq. feet)



**Second Floor**  
Approx. 57.1 sq. metres (614.9 sq. feet)



**DRUCE**  
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