



23 Sleafcross Gardens, Smallford, St Albans, Hertfordshire AL4 0RX

£975,000 - Freehold

### Property Summary

Wrights are delighted to welcome to the market this impressive FIVE BEDROOM FOUR RECEPTION DETACHED FAMILY HOME situated in the popular and sought after Smallford Village and offers great road links to London and the North. The ground floor accommodation offers FOUR RECEPTIONS, FITTED KITCHEN & DOWNSTAIRS SHOWER ROOM. The first floor boasts FIVE BEDROOMS & A FAMILY BATHROOM. Externally the property boasts ample off street parking for several vehicles and the rear garden is privately enclosed. We highly recommend an internal inspection at your earliest convenience.

Smallford is home to Oaklands College, Glinwells, Notcutts and The Three Horse Shoes Pub amongst many other local businesses. Smallford is a hamlet in the City and District of St Albans, Hertfordshire, United Kingdom. It is between Hatfield and St Albans, Hatfield road and the A14 dual-carriageway, and offers easy access to the A1 serving London and the North.

### Features

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- FOUR RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- LARGE REAR GARDEN
- EASY ACCESS TO A1(M)
- AMPLE OFF STREET PARKING



## Room Descriptions

### GROUND FLOOR ACCOMMODATION

#### Entrance Hall

Via part double glazed door with matching side aspect double glazed window, fitted radiator, under stairs storage cupboard, stairs to first floor, doors off to:

#### Downstairs Shower Room

Independent shower cubicle, low level WC, pedestal wash hand basin, fitted radiator, wall mounted combi gas boiler, cupboard, fully tiled walls.

#### Reception One

11' 6" x 11' 11" (3.51m x 3.63m) Front aspect double glazed bay window, fitted radiator, feature brick fireplace housing coal effect fire, picture rail.

#### Dining Room

10' 6" x 10' 11" (3.20m x 3.33m) Log burner, fitted shelving, fitted radiator, open aspect to:

#### Kitchen/Breakfast Room

9' 9" x 18' 5" (2.97m x 5.61m) Front aspect double glazed window. Range of modern matching wall and base units with work tops over incorporating polycarbonate one and a half bowl sink unit. Space for appliances, fitted cooker hood, tiled flooring, complementary tiling to splashbacks.

#### Reception Two

11' 10" x 17' 2" (3.61m x 5.23m) French doors leading to rear garden, fitted radiator, door to:

#### Reception Three

12' 0" x 13' 6" (3.66m x 4.11m) Front aspect double glazed window, fitted radiator.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Side aspect double glazed window, loft access, doors leading off to:

#### Bedroom One

8' 10" x 12' 3" (2.69m x 3.73m) Front aspect double glazed bay window, fitted radiator, fitted wardrobes.

#### Bedroom Two

10' 2" x 12' 1" (3.10m x 3.68m) Front aspect double glazed window. fitted radiator.

#### Bedroom Three

10' 1" x 12' 0" (3.07m x 3.66m) Rear aspect double glazed window, fitted radiator.

#### Bedroom Four

8' 1" x 12' 0" (2.46m x 3.66m) Rear aspect double glazed window, fitted radiator.

#### Bedroom Five/Study

6' 11" x 7' 0" (2.11m x 2.13m) Front aspect double glazed window, fitted radiator.

#### Family Bathroom

Rear aspect double glazed frosted glass window. Three piece bathroom suite comprising of panel enclosed bath, low level WC, pedestal wash hand basin, fitted radiator, complementary tiling and cladding to splashback areas. Wood effect flooring.

### EXTERIOR

#### Rear Garden

Large patio area for entertaining or relaxing with gated side access, outside tap. Mainly laid to lawn with mature shrubs and plants, hardstanding for garden sheds, perimeter fencing.

#### Front Garden

Shingle driveway allowing for parking for several vehicles, mature hedgerows to borders.

### ADDITIONAL INFORMATION

#### COUNCIL TAX BAND F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	