



29 Farm Crescent, Napsbury Park, St Albans

**STRUTT & PARKER**  
BNP PARIBAS GROUP 

## 29 Farm Crescent, Napsbury Park, St Albans, Hertfordshire, AL2 1UG

A five-bedroom detached family home with stylish décor and fittings, with a south facing garden, in a desirable south St. Albans setting. Napsbury Park is set in around 100 acres of parkland including cycle paths, nature trails and tennis and basketball courts.

M25 (Jct 22) 2.2 miles, St. Albans city centre 3.0 miles, St. Albans City mainline station 3.0 miles (19 minutes to London St. Pancras)

Storm porch | Reception hall | Sitting room | Family room | Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms | Study | Family bathroom | Shower room | Garage Shed | Gazebo | Garden  
EPC Rating C

### The property

The main ground floor living and entertaining space is the open-plan kitchen/breakfast room and family room at the rear. The kitchen/breakfast room measures 24ft and

adjoins the family room through an opening, and both feature tiled flooring and bi-fold doors onto the rear garden. The kitchen itself has modern units in white, low-level LED lighting and integrated appliances by AEG. Also on the ground floor is a peaceful separate sitting room with wooden parquet flooring and a woodburning stove.

The first floor has four double bedrooms, including the well-proportioned principal bedroom with its en suite shower room. Each of the bedrooms has built-in storage, while one further bedroom also benefits from an en suite shower room. The family bathroom is on the first floor, with the second floor offering a further shower room, a large loft bedroom and a useful study area for home working.





## Outside

Forming part of the Napsbury Park development, listed by English Heritage as a Grade II Historic Park and Garden, with cycle paths, nature trails and tennis and basketball courts and cricket and football pitches. At the front of the property there is a block-paved driveway providing parking space for up to two vehicle and access to the integrated double garage. The front garden is mostly laid to lawn and bordered by high, established hedgerows. At the rear the garden is enclosed by hedgerow and features paved terracing, an area of lawn, a timber-framed gazebo and barbecue shelter and a timber storage shed. The back garden is south facing offering hours of sunshine.

## Location

The property is in a popular and convenient location on the outskirts of St Albans and is extremely well served with outstanding communications by both road and rail. There is excellent access to central London and the city by trains from either St Albans via St Pancras International to the City (19 mins) Gatwick and beyond, or Potters Bar via Kings Cross. As well as extensive local amenities St Albans City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand.





Floorplans  
 House internal area 2,293 sq ft (213 sq m)  
 Garage area 280 sq ft (26 sq m)  
 For identification purposes only.

## General

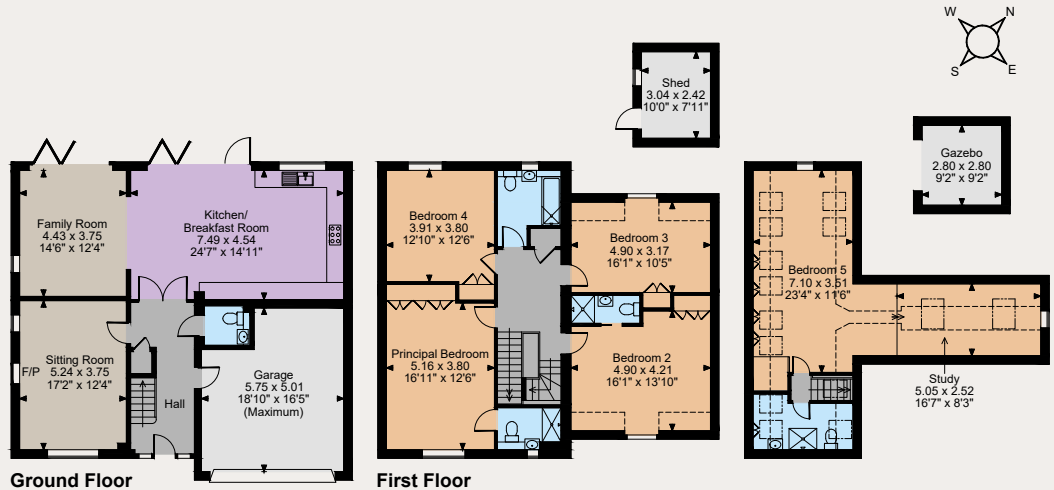
**Local Authority:** St Albans City and District Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,300,000



## St Albans

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□ □ □ □ Denotes restricted head height

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