



2 Spinneys Drive  
St Albans, Hertfordshire

## A stunning luxury home with six bedrooms, in a peaceful and exclusive setting.

A substantial detached family home set in a highly sought-after St. Albans position, backing onto Verulamium Park. The property features attractive part-rendered and part-timber elevations, while inside there are more than 4,500 sq. ft of beautifully appointed accommodation, all set on a peaceful private drive just a mile from St. Albans city centre.



**2 RECEPTION ROOMS**



**6 BEDROOMS**



**5 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**4,769 SQ FT**



**GUIDE PRICE  
£2,500,000**



### The property

2 Spinneys Drive is an impressive detached house that offers attractive accommodation spread across three light-filled floors. The sprawling ground-floor accommodation includes two reception rooms, with the main living and entertaining space being the dual aspect sitting room with its wooden flooring, woodburning stove and triple French doors opening onto the rear garden. The ground floor also provides a formal dining room with a brick-built fireplace, a comfortable lounge with conservatory-style French doors and panoramic windows, and a useful study with built-in desk space and shelving. The 30ft kitchen and breakfast room operates as the heart of the home, with its sleek, contemporary fitted units, central island and integrated appliances, plus French doors opening to the garden.

Two staircases lead to the first-floor accommodation. One provides access to the home gym/games room, which could be used as additional self-contained living accommodation if required, along with the study, lounge and shower room below. The main staircase

leads to four first-floor bedrooms, including the spacious, luxury principal bedroom with its dressing room, extensive fitted wardrobes and en suite shower room. One further first-floor bedroom is en suite, while there is also a family bathroom. On the second floor there are an additional two double bedrooms, one of which has access to an en suite shower room and doors out to the external balcony.

### Outside

The house is situated some distance from the road along a private driveway, which helps to create a peaceful, private atmosphere. There is parking on the driveway at the front, as well as in the integrated double garage. The garden is primarily at the rear and features a patio for al fresco dining, along with terraced lawns that slope down to the end of the garden, where there are various established shrubs, hedgerows, and mature trees. A second patio area at the side provides further space in which to relax, as well as a gate at the end of the plot, providing direct access to the open green spaces of Verulamium Park.



## Location

The property is in the heart of the Cathedral Quarter in the old conservation area and within very easy reach of the City Centre, with its wealth of amenities including shopping and leisure activities, Verulamium Park, The Abbey, St Michael's Village and very well regarded local schools. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.



## Distances

- St. Albans city centre 1.1 miles
- Hemel Hempstead 4.7 miles
- Harpenden 5.8 miles
- Hatfield 7.0 miles
- Watford 7.5 miles
- Welwyn Garden City 9.0 miles

## Nearby Stations

- St. Albans Abbey
- St. Albans City
- Park Street
- How Wood
- Bricket Wood
- Garston
- Radlett

## Key Locations

- Verulamium Park
- St. Albans Cathedral
- University of Hertfordshire (Hatfield)
- Knebworth House

- Whipsnade Zoo
- Chilterns National Landscape

## Nearby Schools

- Prae Wood Primary School
- St Columba's College
- St Michael's Church of England Voluntary Aided Primary School, St Albans
- The Marlborough Science Academy
- St Albans School
- The Abbey Church of England Voluntary Aided Primary School, St Albans
- Mandeville Primary School
- Killigrew Primary and Nursery School
- St Albans High School for Girls





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,769 sq ft (443 sq m)

Garage internal area 644 sq ft (60 sq m)

Balcony external area 61 sq ft (6 sq m)

Total internal area 5,413 sq ft (503 sq m)

For identification purposes only.

## Directions

AL3 4AE

///what3words: cooked.lectured.reputable - brings you to the driveway

## General

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

**Services:** Electricity, gas, mains water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** C

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

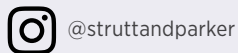
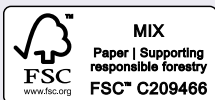
## St Albans

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