



Pre Garden House

Garden House Lane | Gorhambury | St Albans | Hertfordshire | AL3 6PY

**STRUTT
& PARKER**

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A stunning and unique three bedroom conversion of former stables, situated on the edge of the sought after Gorhambury Estate.

Kitchen | Sitting Room | Utility Room | Cloakroom | Master Bedroom with En-suite | Two Further Bedrooms | Family Bathroom | Landscaped Gardens | Private Parking

Situation

The Gorhambury Estate is located approximately three miles from the historic city of St Albans and offers superb communications with the M1, A1(M) and M25 all within 5-20 minutes drive. The mainline station is approximately four miles from the property and offers a direct service to London St Pancras in 19 minutes. It benefits from close proximity to prestigious schools including St Michael's School, Prae Wood Primary School, St Albans Boys School and St Columba's College.

The Property

A uniquely positioned character property situated on the edge of the sought after Gorhambury Estate. Recently refurbished throughout to an exceptionally high standard, it boasts many traditional features including wooden beams and high ceilings. With new kitchen and bathroom suites, this is an exceptional opportunity. Located on the edge of the Estate, it benefits from stunning views over traditional parkland.



■ **Ground Floor:**

Kitchen 7.4m x 4.4m

A stunning and spacious kitchen with a range of shaker style units in olive green with solid granite worktops, integrated fridge freezer, washer dryer and dishwasher. Dual fuel Rangemaster cooker. Butler style sink. Solid oak flooring and two casement windows with view to front.

Hall 4.2m x 1.4m

Doors leading to sitting room and kitchen. Carpet flooring with casement window overlooking front.

Sitting Room 5.8m x 5.1m (max)

With cream carpet, casement windows to front, bi-fold door leading to back patio and garden. Doors to hall and utility room.

Utility Room 3.5m x 2.3m

With shaker style units and solid granite worktops, butler style sink, casement window and stable door leading to back garden. Additional WC and hand wash basin. Storage cupboard housing boiler and water tank. Solid oak flooring.

First Floor:

Landing

Spacious area with cream carpet, doors to all bedrooms and bathroom:

Bedroom One 3.4m x 4.8m (max)

With character ceiling beams, dual aspect casement windows, radiator and cream carpet.

Master En-Suite 1.8m x 1.6m

With waterfall shower with twin showerheads, WC and vanity unit.

Bedroom Two 4.5m x 4.8m

With character ceiling beams, cream carpet and radiator. Dual aspect casement windows, overlooking the front and parkland to the side.

Bedroom Three 3.6m x 2.6m

With cream carpet, radiator and casement window to front. Door to landing

Bathroom 2.2m x 1.8m

Pressed steel bath with waterfall shower with twin showerheads over, glass shower screen, low level WC, sink with shaker style vanity unit. Casement window to side, tiled floor, tile surround and ladder towel rail. Door to landing.



Outside

The property is accessed via Garden House Lane, past The Prae Wood Arms and through a private gate. There is private parking for several cars to the front of the property. The property benefits from a garden laid mostly to lawn, with a patio area adjacent to the house. the property has stunning views over the River Ver and Estate Parkland beyond. The garden is accessed from the living room and utility room.

General

Services Mains electricity, mains water and sewerage. Mains gas central heating.

Energy Performance Certificate Pending

Local Authority St Albans City and District Council

Council Tax Band E

Rent £2,750 per calendar month plus charges

Term Length 12 months initially

Commencement Date Available June 2017

Deposit The ingoing tenant will be required to pay the equivalent of two months' rent to be held as a deposit for the duration of the tenancy.

Pets May be available by separate negotiation

Charges

The following Tenant Charges may apply prior to tenancy commencement:

Credit References per applicant £50 plus VAT

Tenancy Agreement £250 plus VAT

Inventory recharged at cost of £135 plus VAT

All advertised prices are exclusive of utility and other associated services.

Directions

Available directly from Strutt & Parker.

Contact

For more information or to arrange a viewing please contact:

Jessica Waddington or Alice Brodie

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Viewing strictly by prior appointment through Strutt & Parker LLP, St Albans.



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