



10 Gonnerston, Mount Pleasant



DAVID CHADWICK
ST ALBANS

10 Gonnerston, Mount Pleasant, St Albans. AL3 4SZ

Storm porch | Entrance hall | Open plan sitting/dining/kitchen | Separate reception/home office | 4 Bedrooms | Family bathroom | Shower room | Cloak room | Garage | Residents' parking | Front garden | South-facing rear garden | Communal gardens | EPC D

The Property

10 Gonnerston occupies an enviable secluded position within this small private mid-century development enjoying far reaching south-facing views over Fishpool Street and St Michael's Village to the rear and views over immaculately presented gardens to the front. Located in the heart of the old conservation area Gonnerston is within easy reach of the city centre, both stations, highly regarded schools, extensive local amenities, St Michael's Village, Verulamium Park and lakes and the Abbey.

In recent years 10 Gonnerston has been extended and refurbished to present superbly appointed accommodation over two well planned floors. Featuring floor to ceiling windows and bi-fold doors to the ground floor and picture windows to the first floor the house enjoys a great deal of natural light and some beautiful views to both the front and rear. Roof lanterns over the stairwell and to the open plan living space, further enhance the feeling of light and space. Well considered fixtures and fittings have been selected to create a clean contemporary look throughout with high gloss cabinets to the kitchen and timber flooring to the ground floor. With four bedrooms, two bath/shower rooms, a cloak room, open plan living as well as separate reception space, front and rear gardens and a garage, Gonnerston offers unique and well-balanced modern living within the heart of the old conservation area.







GONNERSTON, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1203.19 SQ FT / 111.78 SQ M. INC. GARAGE
(NOTES: DIMENSIONS TO FACE UNLESS STATED OTHERWISE. DIMENSIONS TO FACE UNLESS STATED OTHERWISE.)

To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

david@davidchadwickstalbens.com
 Mobile 07859 768597
 Office 01727 857165
 davidchadwickstalbens.com



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