



DAVID CHADWICK
ST ALBANS

35 St Peters Road, St Albans. AL1 3SR



DAVID CHADWICK
ST ALBANS

An outstanding
Edwardian
detached family
home in a very
central location





35 St Peters Road,
St Albans. AL1 3SR

Summary

Storm porch | Entrance-hall | Drawing room
| Family room | Home office | Snug |
Kitchen/dining room | Wine store | Utility |
Cloakroom | Five bedrooms | Five en-suite
bath/shower rooms | Three walk-in
wardrobes/dressing rooms | Detached
studio/home office | Cellar | External store |
Shed | Parking | Gardens

35 St Peters Road, St Albans. AL1 3SR

Property

35 St Peters Road is a truly exceptional detached period family home, ideally located for very easy access to the mainline station, city centre, excellent private and state schooling, and extensive local amenities.

The property has been the subject of considerable enlargement and improvement both internally and externally in recent years and now presents absolutely beautifully appointed accommodation over two light and spacious floors.

To the ground floor a large entrance hall leads to all the main living accommodation, including two formal receptions rooms in the form of a drawing room and a family room, a home office and a spectacular kitchen dining room, with a snug, and spacious separate utility.





35 St Peters Road, St Albans. AL1 3SR

The handmade kitchen by Neptune features an oven, steam oven, warming drawer, integrated Nespresso coffee machine and an induction hob with downdraft extraction all made by Miele. There is also a double drawer dishwasher by Fisher & Paykel and a Quooker tap. There is an impressive temperature and humidity-controlled walk-in wine store, worktops in Dekton and as well as several large sash windows, a bay window and separate French doors lead to the garden.

Upstairs, which is approached via a gently rising turning staircase with a charming seating area to the half landing, there is very well planned and perfectly proportioned bedroom and bathroom accommodation. There are five double bedrooms each with an en-suite, a bath and shower room to the principal bedroom, with shower rooms to the other four bedrooms. The principal suite also includes a walk-in dressing area, as do bedrooms three and four.

Throughout the entire house the quality of the interior design is exceptional, the naturally high ceilings and large sash windows one expects from the finer houses of this period are here in abundance, and have been enhanced with very well considered interior design to create a most beautiful home that is a pleasure to look at, while being incredibly comfortable, practical and easy to live in.





35 St Peters Road, St Albans. AL1 3SR

Many of the windows are new hard wood sash windows, while all are double glazed, with those in the older part of the house also being fully refurbished. The entire ground and first floors are heated via underfloor heating, there are also log burners to both of the main reception rooms and a coal effect gas fire with surround to bedroom three.

The enormous amount of natural light, by virtue of the aspect, and the many large sash windows is enhanced with the clever use of Crittall style internal full height glazed panels with doors and a Rako internal lighting system creating mood lighting scenes to all of the main ground floor accommodation as well as to the hall, stairs, landing and the principal bedroom suite.





Outside

Situated within an established walled plot, 35 St Peters Road is approached via automated gated vehicular access, with a video entry system, or via a second gated pedestrian entrance. The gardens wrap around the three main elevations of the house with a block paved driveway providing parking for several cars, where there is an electric car charging pod point, and access to the front door.

The gardens, with their south-westerly aspect, have been superbly landscaped to provide a balanced mix of lawn, paved terraces, walkways and beautifully planted shrub, fruit and flower beds creating various locations within the garden ideal for alfresco dining and entertaining. A range of well established and mature trees provide a high degree of privacy and screening and areas of dappled shade, as well as a lovely green backdrop to the views from the main internal accommodation both up and down stairs.

A detached garden room sits to the far end of the garden enjoying views back over the garden to the house. With power, light, insulation, and double glazing, the garden room offers all year round use in a number of ways, including as a studio or home office.

As well as the great deal of attention that has been applied to the aesthetics of the garden every practicality has also been considered including a screened shed, potting and storage area, external taps at intervals around the house including a hot and cold tap for dog washing, along with power and a wifi controlled garden lighting system.



35 St Peters Road,
St Albans. AL1 3SR



APPROX. GROSS INTERNAL FLOOR AREA 3290.95 SQ FT / 305.74 SQ M (INC STUDIO)
 DAVID CHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2021

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

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 CHADWICK
ST ALBANS