



Orchard Gardens Development, St. Albans

CHANDLERS



# Plot 19 Orchard Gardens Development

Orchard Drive, St. Albans, AL2 2QH

Asking Price £785,000



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band

A stunning new build detached house offering a perfect blend of modern living and comfort. An energy efficient family home equipped with an EV point to the GARAGE and PV panels. Upon entering there is a STUDY area open from the entrance hall and a WC/UTILITY that houses the washing machine. A large OPEN PLAN kitchen/Diner with integrated appliances is at the back of the house with doors opening onto the garden. There is a family bathroom as well as en-suite shower room to Bedroom one.

With only 19 detached houses available in this exclusive development, this property presents a unique opportunity to secure a home close to local amenities, schools and transport links.

Anticipated EPC - Band B

Council Tax Band - TBC

Photos are taken of similar house types on other developments and the specification may vary.

- Open Plan Kitchen/Diner with integrated Appliances
  - Garage with Drive and EV Point
  - W.C/Utility housing Washing Machine
- Open plan STUDY area to the entrance hall
  - Spacious Lounge
- Four Bedrooms Detached - Just four of this style at Orchard Gardens
  - PV Panels to all house types
  - En-Suite shower Room to Bedroom One
- 10 Year NHBC Warranty - 2 Year Abbey New Homes Warranty
  - Discover Abbey Savings Solutions









#### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

#### Additional/Material Information

- Local Authority is St Albans City & District
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity

