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Hanstead House

Bricket Wood | St Albans | AL2 3FZ

Hanstead House

Set on the ground floor, this impressive apartment offers an exceptional 1,785 sq. ft. of beautifully designed living space, enjoying double aspect views to the south and east across the formal gardens. The well-planned accommodation begins with a welcoming entrance hall that leads through to a superb open-plan living, kitchen and dining area, perfectly suited to both everyday living and entertaining. This expansive space is flooded with natural light and features French doors opening onto the private terrace, seamlessly blending indoor and outdoor living.

The apartment boasts two generously proportioned bedrooms, each complete with its own en-suite bathroom. The principal suite further benefits from a bespoke walk-in wardrobe and steam room, while both bedrooms enjoy direct access to a private terrace via French doors, creating a tranquil retreat with garden views.

The specification throughout is of an exceptional standard. The professionally designed bespoke kitchen and separate utility room are finished with Silestone quartz worktops and matching upstands, complemented by a range of premium integrated appliances including a premium Bora with a built-in extractor hob complemented by four Miele ovens, washing machine and dryer.

Technology has been thoughtfully integrated with a Control4 home automation system, intelligent lighting and a multi-room sound system enhancing modern living.

Both the principal suite and second bedroom feature bespoke fitted wardrobes, while wet underfloor heating runs throughout the apartment with programmable room temperature controls for added comfort.

Security has been carefully thought out, with a video entry system serving both the main communal entrance and the individual apartment, in addition to a private alarm system.

This outstanding home combines generous proportions, high-quality finishes and advanced technology. Further benefits include; air conditioning throughout, two fridge/freezers, electric curtains and blackout blinds across the entire home. Convenient external storage space and impressive ceiling heights exceeding 3 metres, all enhance the sense of light and space throughout.

All set within an attractive and secure environment overlooking beautifully maintained gardens.

Viewing by appointment only.



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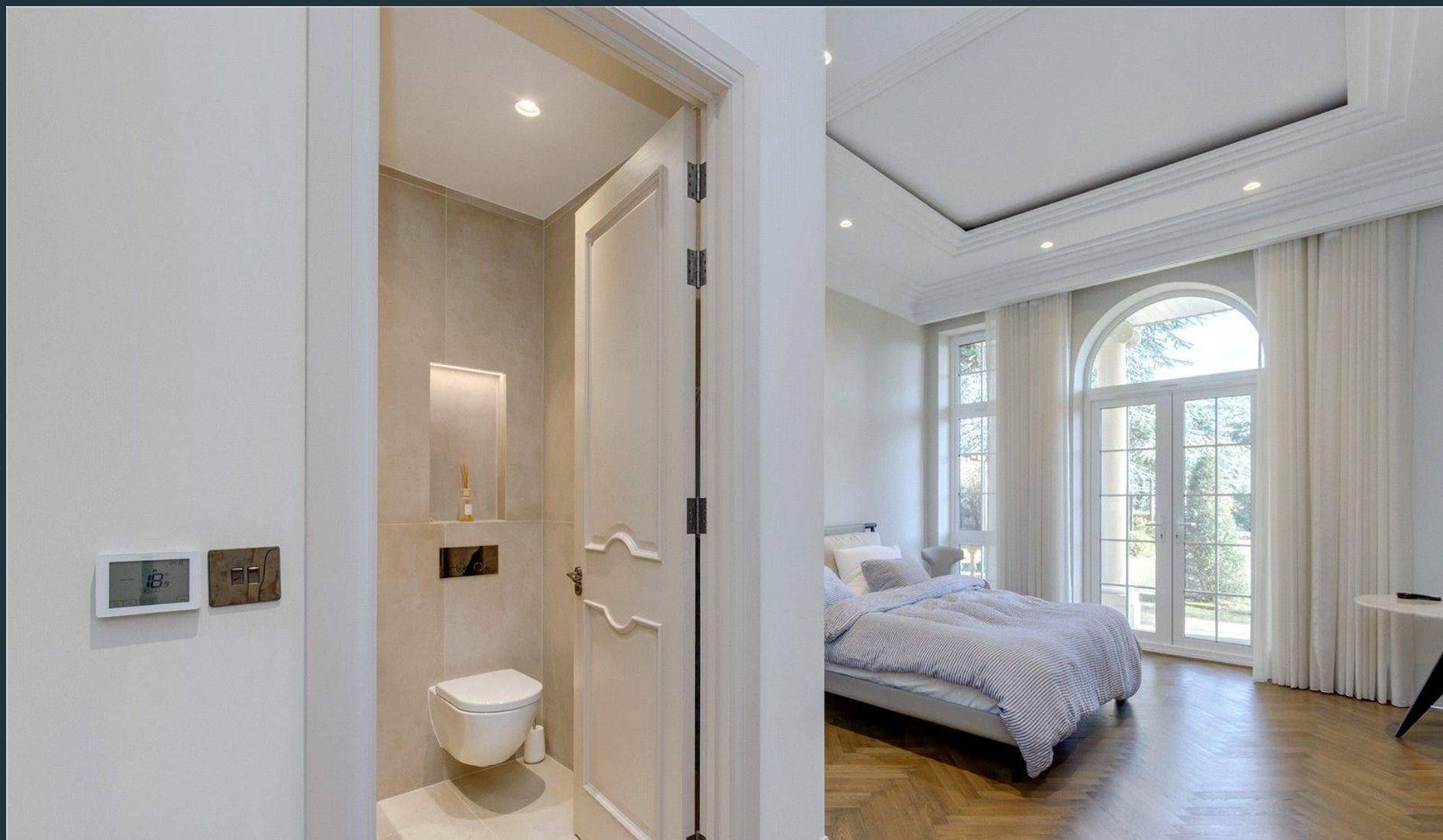
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2

TWO BEDROOM GROUND FLOOR APARTMENT

Very spacious accommodation is a feature of this apartment: a total of 1,919 sq ft / 178 sq m. The master suite is particularly impressive, encompassing a dressing area and en suite bathroom with steam room/shower. Bedroom 2 is also en suite and has built in storage. The private terrace is accessed from the living/kitchen/dining room as well as both bedrooms and has views to the east over the formal gardens and south to open fields.



Floor plans shown are not to scale and ratio may differ to other plans in this document. Apartment layouts are for guidance only. All dimensions are subject to change.

∞ HANSTEAD HOUSE

ROOM DIMENSIONS

Living / Kitchen / Dining	6.6m x 10m	21'7" x 32'9"
Utility	1.7m x 2.5m	5'6" x 8'2"
Master Bedroom	6.7m x 4.5m	21'11" x 14'9"
Bedroom 2	4.4m x 7.0m	14'5" x 22'11"
Total Area	178 sq m	1,919 sq ft

KEY

W Wardrobe C Cupboard S Shower B Bath

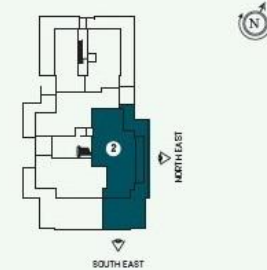
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



LOCATOR



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