



31 & 29a Clarence Road | St Albans | Hertfordshire

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31 Clarence Road | St Albans | Hertfordshire | AL1 4NP

A handsome double-fronted Edwardian residence on a generous plot that provides spacious family accommodation in a prime residential location providing easy access to the station, city centre and excellent local schools.

The house was restored by the current vendors, to take maximum advantage of light and westerly rear aspect. It retains the character, high ceilings, period features and light rooms to be expected in the better houses of the era. There is easy access to the large patio and attractive west facing gardens to the rear and ample off-street parking to the front.

Clarence Road is an established and highly sought-after residential location within walking distance of Clarence Park, Thameslink and the city centre. Driveway providing extensive off-street parking to the front and side. Attractive well-established west facing gardens to the rear with extensive patio area, lawns, waterfall and pond, kitchen garden, two large garden sheds, greenhouse and a wide variety of flowers, shrubs and trees.



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The accommodation includes:

Spacious Hall | Sitting room | Drawing/music room | Large kitchen/dining/family room | Study/office | Cloakroom | Utility room | Large principal suite of bedroom, dressing room and bathroom | four further double bedrooms | two family bathrooms | Laundry room



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An exceptional two-bedroom house with ample room for entertaining. This unique property was converted by the present owner 14 years ago to provide a home of circa 1200 sq. ft. and designed with retirement in mind but ideally located for commuters.

Entrance Hall with two walk-in storage cupboards | Large open plan Sitting /Dining/Kitchen areas, overlooking the patio and garden | Ground floor Bedroom with ensuite walk-in shower and recessed bespoke unit of wardrobes, cupboards and drawers | Utility room with toilet.

Upstairs is a large, light, versatile room with fine garden views - at present, it serves as a Bedroom/Sitting Room/Office with ensuite bath /shower and extensive under-eaves storage cupboards. At the rear is an extensive patio area and attractive landscaped garden. In front is generous off street parking.

Clarence Road is an established and highly sought-after residential area with easy access to the city centre but with excellent local shops. Clarence Park is nearby whilst Thameslink is just beyond it: 18/20 minutes to St.Pancras and direct link to Luton and Gatwick Airports.



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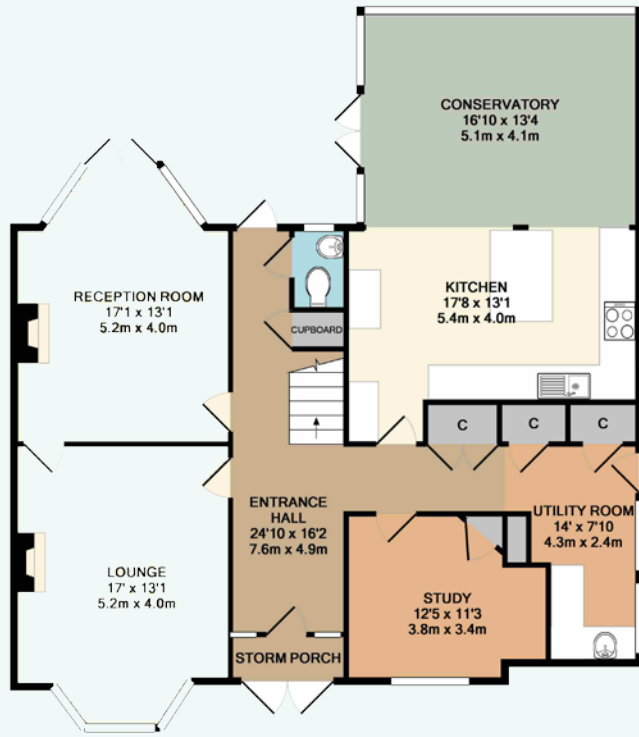
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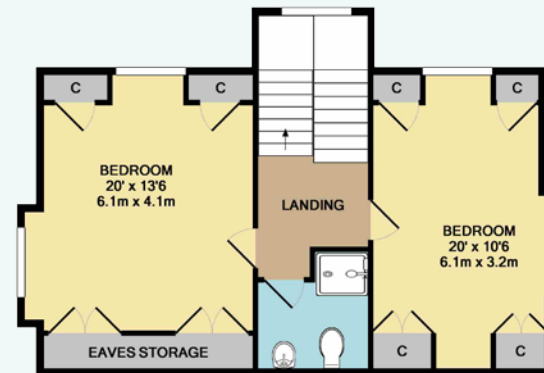
Floor Plan



Ground Floor

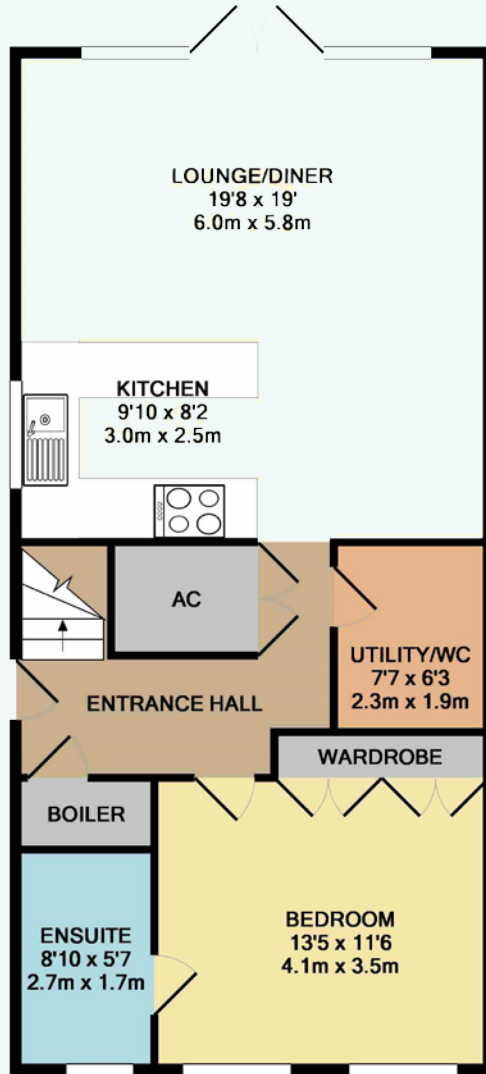


First Floor

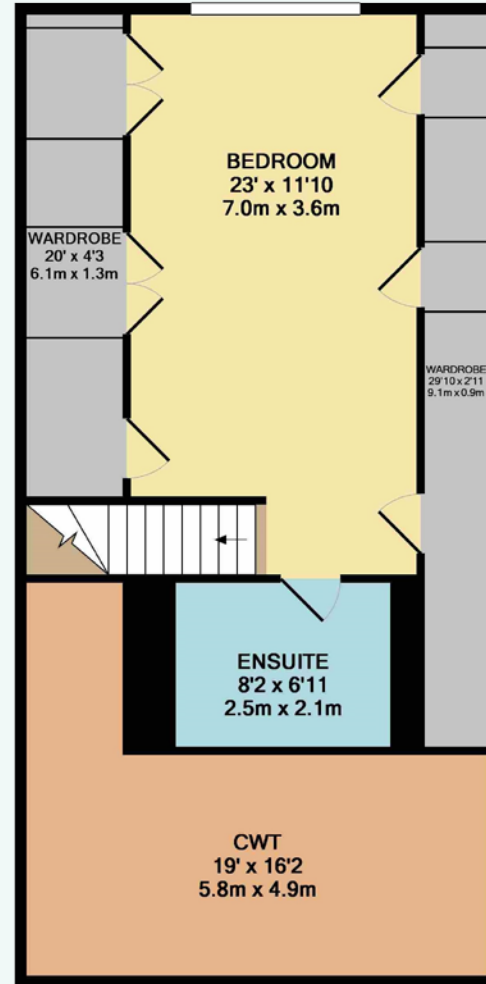


Second Floor

Floor Plan



Ground Floor



First Floor



31 Clarence Road

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