



Kings Road, St. Albans, AL3 4TG | Guide Price £1,300,000 Freehold

4 Bedrooms 2 Bath/Shower Rooms 3 Reception Rooms Off-Street Parking South-Facing Garden  
EPC Band C Council Tax: Band: E £2,634.03 (2024/2025) St Albans City & District Council

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## Kings Road, St. Albans

A rarely available and skilfully extended four bedroom semi-detached Victorian home, situated on one of St Albans' finest residential roads with the unique benefit of off-street parking and uninterrupted views towards St Michaels Manor and over rooftops to Verulamium Park and Gorhambury beyond.

### Description

This beautifully presented Victorian home seamlessly blends period charm with modern comforts and has been extended to offer an impressive amount of versatile living space. Located on a desirable road in the conservation area, this stunning property benefits from the rare convenience of off-street parking and a south-facing, low-maintenance rear garden.

The ground floor welcomes you with a bright and spacious layout that flows effortlessly between rooms, ideal for both family life and entertaining. The front lounge is a cozy space that retains the home's original character, while the adjoining dining room offers an elegant setting for formal meals. At the heart of the home, the expansive kitchen features a vaulted ceiling with large skylights that flood the area with natural light. Equipped with contemporary integrated appliances, a generous island, and plenty of storage units, it opens seamlessly into a cosy, light-filled snug that provides direct access to the garden.

The first floor comprises three generous bedrooms, each tastefully decorated and filled with natural light, along with a well-appointed family bathroom. The primary bedroom offers a touch of luxury with its en-suite shower facilities.

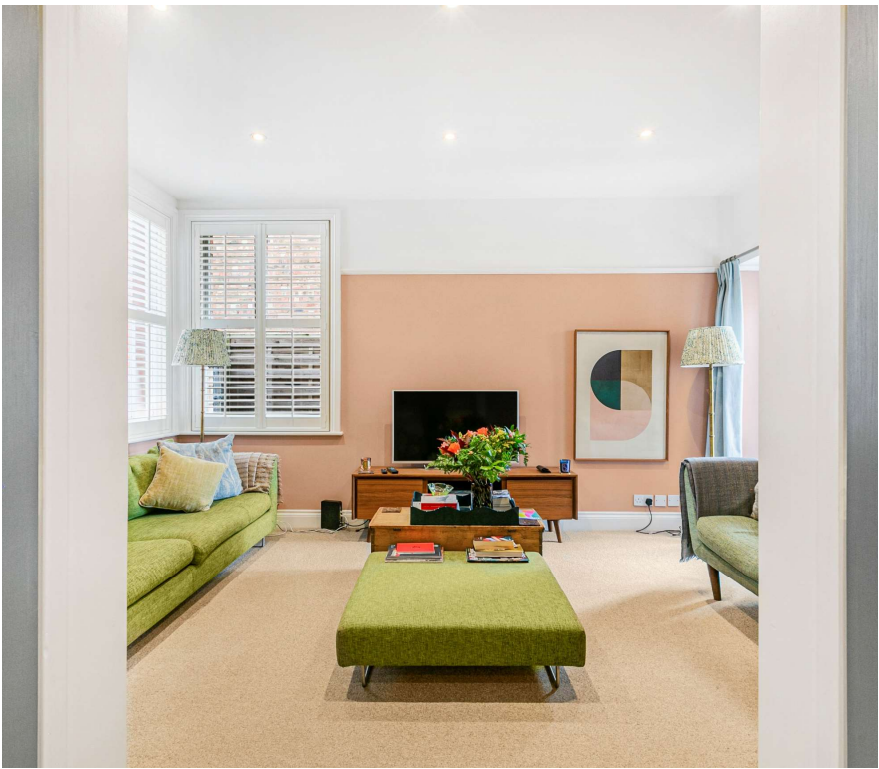
On the top floor, a spacious fourth bedroom or study awaits, with an adjoining space ideal for additional storage, making it the ideal layout for growing families.

### Location

Kings Road is situated in the heart of the conservation area and enjoys a wonderful and active community spirit. It is also on the doorstep of St Michael's Village, Verulamium Park and the Abbey and is also just a short walk from the mainline station and the vibrant City centre with its wide range of amenities, excellent local pubs and restaurants. Other local amenities to the property include a plethora of local pubs including The Portland Arms and The Six Bells. The popular "Brickie" play area and a useful BP garage which functions as an excellent corner shop are also a short stroll away







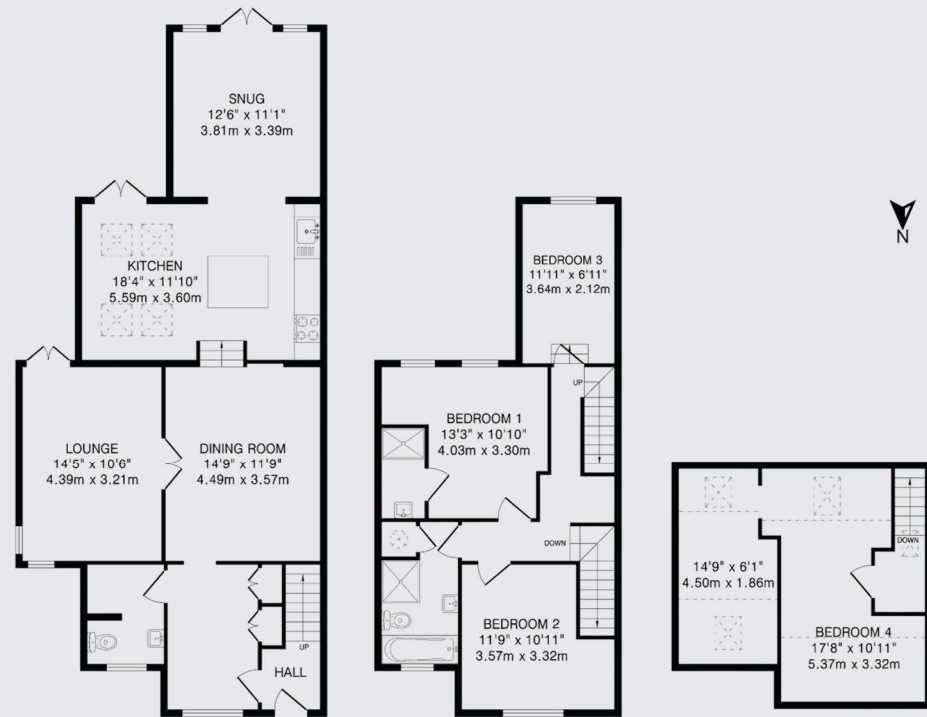












Ground Floor 875 sq.ft.(81.3 sq.m)approx. First Floor 522 sq.ft.(48.5 sq.m)approx. Second Floor 306 sq.ft.(28.4 sq.m)approx.

TOTAL FLOOR AREA: 1703 sq.ft.(158.2 sq.m)approx.  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### IMPORTANT INFORMATION:

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