



**DRUCE**  
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5 Liverpool Road  
St. Albans, AL1 3UN  
Guide Price £925,000



## 5, Liverpool Road

A well-presented, spacious 3 bedroom Victorian character property in a sought-after central cul-de-sac setting within short walk of City centre amenities and St Albans mainline station into central London.

The property extends to over 1300 sq ft and offers versatile accommodation over 3 floors with a spacious 15' x 11' tanked basement with natural light -- ideal additional sitting room / study / home office- entrance hall, through 23' lounge / dining room with period style fireplace, a 14' x 13' extended kitchen with excellent range of fitted cupboards and double doors to patio and garden. There are 3 first floor bedrooms, en-suite shower room to bedroom 1, family bathroom and drop down ladder to large boarded and plastered loft - ideal storage area.

There is a side passage with first floor of this property over, providing access to private, well maintained, west facing garden with patio, steps up to second terrace with well-stocked flower borders. Zoned residents' parking and overflow parking area.

St Albans City centre provides a comprehensive range of shopping, restaurants, coffee shops and leisure facilities. There are excellent state and private schools nearby .

St Albans mainline station provides fast link to St Pancras international and Kings Cross with interconnecting Eurostar service to Paris and Brussels. Close open spaces of Clarence Park. Easy access to M1 and M25 Motorways.



Liverpool Road, St. Albans

Approximate Gross Internal Area =  
121.3 sq m / 1305 sq ft



Illustration for identification purposes only. Not to scale



**Entrance Lobby**

**Entrance Hall**

**Living / Dining Room**  
23'0 x 11'5 (7.01m x 3.48m)

**Kitchen**  
13'9 x 13'0 (4.19m x 3.96m)

**Basement / Study / Home Office**  
15'0 x 11'3 (4.57m x 3.43m)

**Bedroom 1**  
12'1 x 11'8 (3.68m x 3.56m)

**En-suite shower room**

**Bedroom 2**  
11'8 x 11'8 (3.56m x 3.56m)

**Bedroom 3**  
11'9 x 7'0 (3.58m x 2.13m)

**Family Bathroom**

**OUTSIDE**

**Front Garden**

**Side passage to Private Rear Garden**

**ALL MAINS SERVICES**

**EPC**  
Energy rating - E

**Council Tax**  
Band - F - £3331p.a

**Zoned Residents Permit Parking**

## Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

## Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

[www.druce-partners.co.uk](http://www.druce-partners.co.uk)



