



DRUCE
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5 Liverpool Road
St. Albans, AL1 3UN
Guide Price £899,950

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

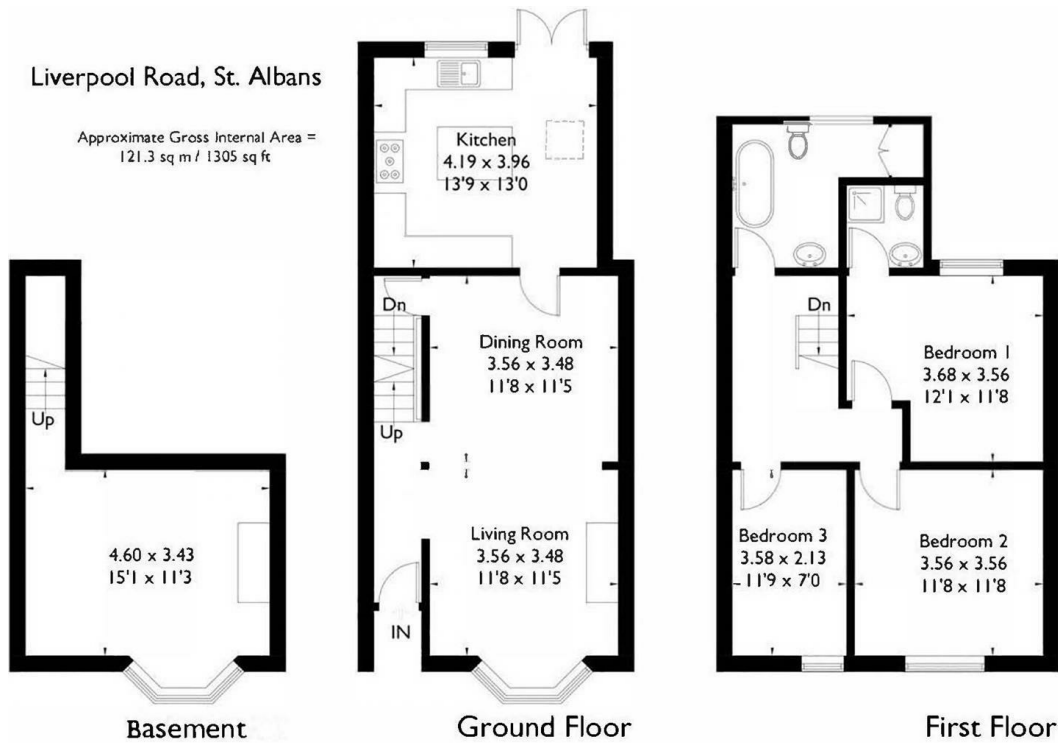


Illustration for identification purposes only. Not to scale



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

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Viewing

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

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