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Flint House, 176 London Road
St. Albans, Hertfordshire AL1 1PJ
Guide Price £1,500,000

One of a pair of handsome, substantial semi-detached Grade II Listed 3 storey character properties with flint elevation, believed to date from approx. 1834 with triple garage block, additional parking area and an approx. 140 ft south facing walled rear garden. The property has enormous potential for comprehensive updating and includes a wealth of period features including marble fireplaces, high ceilings and deep sash windows.

The property includes 4 bedrooms, 2 bathrooms, 4 reception rooms, breakfast room / kitchen with Aga, cloakroom, utility and storerooms. The ground floor 24' x 14' bedroom and en-suite could be used as a self-contained annexe.

The property occupies an elevated position on London Road within easy reach of City centre shops and amenities, and St Albans mainline station into St. Pancras International (19mins) with Eurostar connections. Easy access to M1, M25 and A1 (M).





Except for
access





GROUND FLOOR

Reception Hall

Steps with wrought iron railing to front door. Staircase to first floor and lower ground floor.. Radiator. High ceilings.

Living Room

16'2 x 14'11 (4.93m x 4.55m)

Marble fireplace. Deep sash window to front with shutters and sash window to side. Radiator. Wood flooring. Folding double doors communicating with:-

Sitting Room

12'11 x 12'11 (3.94m x 3.94m)

Marble fireplace. Radiator. Part glazed French doors with stone steps down to garden.

Study

12'11 x 10'10 max (3.94m x 3.30m max)

Deep sash window overlooking garden. Radiator. Cast iron fireplace.

Inner Hallway

With built-in cupboards.

Bedroom / Sitting Room

23'6 x 14'4 (7.16m x 4.37m)

Dual Aspect with windows to front and overlooking rear garden. Radiator. Door to secondary staircase.

En-suite Shower Room

Tiled shower cubicle. wash hand basin, W.C. Towel rail.

LOWER GROUND FLOOR

Hall

Tiled floor . Under stairs cupboards.

Kitchen

16'2 x 14'9 (4.93m x 4.50m)

Deep sash window to front with shutters .Range of fitted cupboards and wall cabinets. 1 1/2 bowl stainless steel sink. Gas Aga in stone surround. Tiled floor. Shelves and cupboard.

Dining Room

13'0 x 12'0 (3.96m x 3.66m)

Deep sash window to rear with shutters. Radiator. Tiled floor.

Utility Room

13'0 x 11'10 (3.96m x 3.61m)

Cupboard with hot water tank. Tiled floor. Part glazed door with shutters to terrace and garden. Space for fridge, freezer and washing machine. Gas boiler. Range of fitted cupboards. Sink unit.

Lobby

Larder cupboard. Tiled floor.

Cloakroom

Tiled floor. Wash hand basin. W.C. Radiator. High level window.

Inner Lobby

Under stairs cupboards. Doors to garden, secondary staircase and Triple Garage.

FIRST FLOOR

Landing

High ceilings.

Bedroom 1

14'1 x 12'11 (4.29m x 3.94m)

Marble fireplace. Deep sash window. Radiator.

Bedroom 2

15'0 x 12'11 (4.57m x 3.94m)

Marble fireplace. Deep sash window overlooking rear garden. Radiator.

Bedroom 3

12'11 x 10'10 max (3.94m x 3.30m max)

Deep sash window overlooking rear garden. Radiator. Wash hand basin. Cast iron fireplace.

Bathroom

Bath with chrome shower fitting. Wash hand basin. W.C. Deep sash window. Airing cupboard with hot water cylinder.

OUTSIDE

Triple Garage

21'7 x 16'1 (6.58m x 4.90m)

Courtyard Parking for number of cars

Electrically operated gates. Brick block parking area for a number of cars

Front Garden

Set behind flint and brick wall. Hedge, lawn, flower and shrub borders. Tree.

Approx 140ft South Facing Walled Rear Garden

Paved Terrace with flint and brick walls. Fuel store. Flint and brick boundary walls. Lawned area, kitchen garden, flower and shrub borders with a variety of specimen trees.

ALL MAINS SERVICES

EPC

Energy rating- Band - E

Council Tax

Band - G - £3843

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

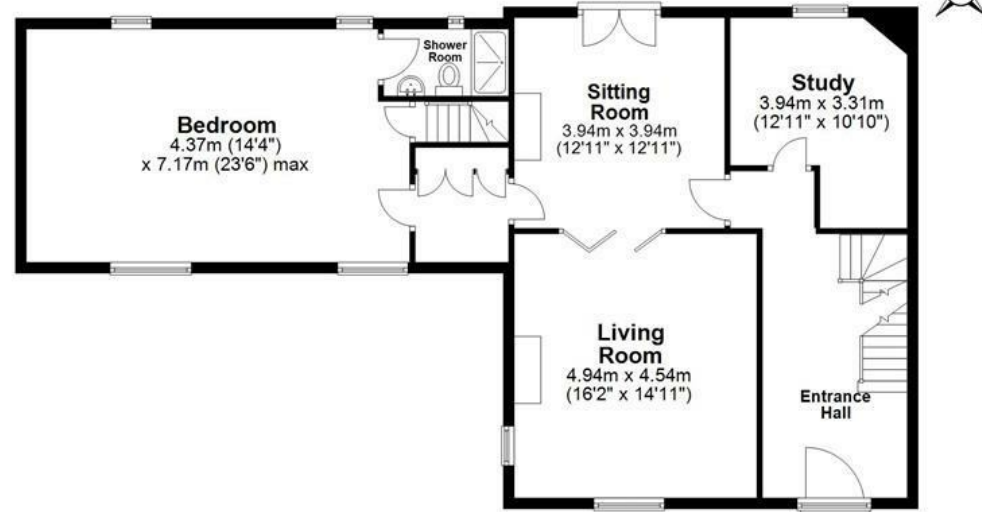






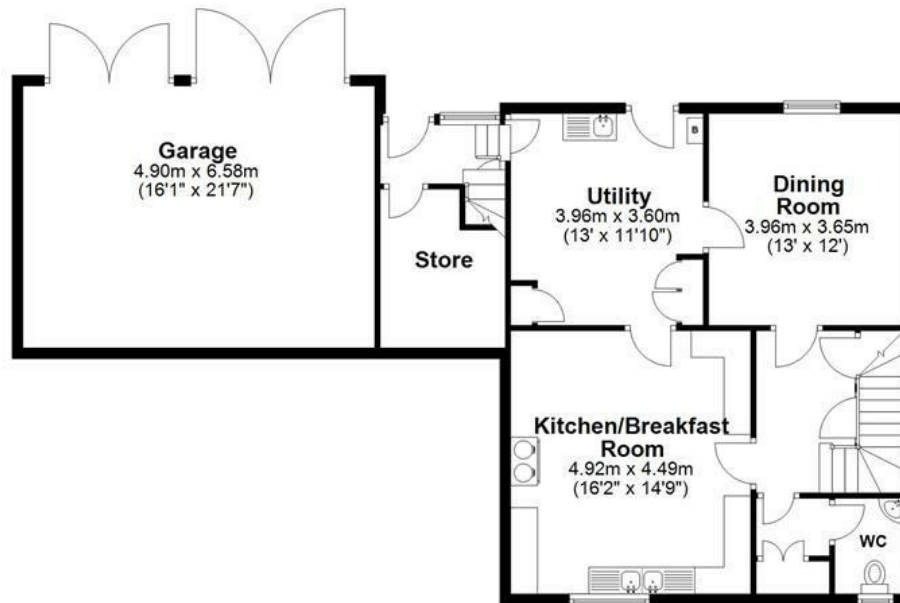
Ground Floor

Approx. 105.8 sq. metres (1138.7 sq. feet)



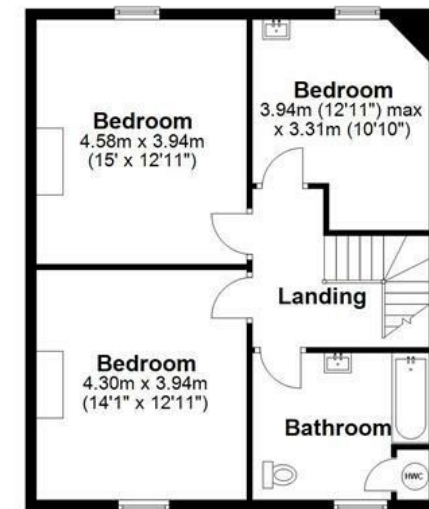
Lower Ground Floor

Approx. 108.8 sq. metres (1171.2 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



Total area: approx. 280.8 sq. metres (3022.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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