



Paxton Road, St. Albans, AL1 1PF

Located in a sought after residential and city centre cul-de-sac and only a short walk from the mainline station with regular trains into central London is this wonderful bay fronted period property with a beautiful south facing garden.

The stylish accommodation is arranged over two floors with further scope to extend into the loft space subject to the necessary planning consents. The property enjoys a welcoming entrance hall, a beautiful bay fronted living room with wood burner and colonial style window shutters.

To the rear of the property overlooking the well tended garden is a wonderful open plan kitchen diner with part vaulted ceiling and double doors opening onto the patio. On the first floor there are three bedrooms and a luxury white bathroom suite.

The rear garden is a real feature of this property with a sunny patio area, well tended lawn and brick built storage shed.

Paxton Road is well placed close to well regarded local schooling within easy reach of the city centre, the nearby Odyssey cinema and a good selection of pubs, restaurants and cafes.



ACCOMMODATION

Entrance

Part glazed front door opening into:

Entrance Hall

Wood flooring, dado rail, staircase with spindle balustrade to first floor, doors to:

Cloakroom

Low level wc, wash handbasin.

Living Room

13'10 x 13'5 (4.22m x 4.09m)

Attractively decorated bay fronted living room with fitted colonial style shutters, detailed cornice, wood burner, radiator, fitted shelving.

Family Room

12'0 x 11'6 (3.66m x 3.51m)

A cosy family area with steps down into the dining area.

Open Plan Kitchen / Dining Room

15'1 max x 16'4 (4.60m max x 4.98m)

A wonderful bright space with part vaulted ceiling, doubles doors opening onto the rear garden, velux windows and further window to rear for maximum natural light, this space can be used in a variety of different ways, the dining area enjoys ample space for family style table and chairs, the kitchen enjoys a range of quality wall, base and drawer units, stone work surface over, inset Butler sink with mixer tap, hob, oven, light and filter unit, integrated dishwasher, oven, space for fridge freezer, integrated washing machine, spotlights, wood flooring.

FIRST FLOOR

Landing

Access to loft, doors to:



Bedroom One

11'11 x 17'0 (3.63m x 5.18m)

Wonderful double bedroom with impressive proportions, two windows to front, fitted wardrobes to alcoves, radiator, colonail style shutters.

Bedroom Two

11'11 x 11'4 (3.63m x 3.45m)

Double bedroom, radiator, window to rear.

Bedroom Three

10'1 x 8'11 (3.07m x 2.72m)

Radiator, window to rear.

Bathroom

Luxury white suite, tiled walls and floor, windows to side, bath with mixer tap and shower over, folding glass screen, washbasin with mixer tap, vanity storage, low level wc, radiator, extractor, spotlights, chrome radiator.

EXTERIOR

Front Garden

Low level wall, gated access, pathway to front door.

Rear Garden

South facing rear garden, patio, lawn, fenced on all sides, brick built storage shed, gated side access.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 108.4 sq. metres (1167.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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