



13 Harlesden Road, St. Albans, AL1 4LE

Guide price £825,000 Freehold



## 13 Harlesden Road

St. Albans, AL1 4LE

An attractive and extended Edwardian bay fronted property with a delightful 60ft west facing garden in the highly sought after Fleetville area of the City.

The accommodation begins with a welcoming entrance hall with stairs to the first floor and a door into a generous dining room with wooden floors. Double doors lead into the comfortable bay-fronted lounge with sash windows and Plantation style shutters. The modern stylish kitchen offers a range of Shaker style wall and base units with worktops above with an integrated gas hob with oven below and extractor above. There's an integrated dishwasher, recess for fridge/freezer, a door to a useful utility room/W.C. and a door to the side giving access to the side pathway. An impressive 16ft family room enjoys double doors leading out to the sunny aspect rear garden.

The first floor landing has a built-in storage cupboard, loft access and doors to rooms including the generous master bedroom with two sash windows to the front. There are two further well-proportioned bedrooms and a modern family bathroom.

Externally there's a pleasant frontage with a brick wall to the front and attractive pathway to the front door and to the rear is a wonderfully private 60ft west facing rear garden with paved patio area ideal for entertaining, a generous lawn, two wooden sheds to the rear and gated side access to the front.

Harlesden Road is wonderfully located within 1 mile of the mainline train station into St Pancras International. Fleetville is a thriving hub of local shops, restaurants, services, two parks and highly sought after primary and senior schools making this a great location for families.





## ACCOMMODATION

Porch

Entrance Hall

Lounge

13'7 x 11'1 (4.14m x 3.38m)

Dining Room

11'11 x 11'9 (3.63m x 3.58m)

Kitchen

9'8 x 9'6 (2.95m x 2.90m)

Utility/W.C

Family Room

16'10 x 8'10 (5.13m x 2.69m)

Landing

## FIRST FLOOR

Bedroom 1

15'3 x 11'0 (4.65m x 3.35m)

Bedroom 2

11'11 x 9'1 (3.63m x 2.77m)

Bedroom 3

9'10 x 8'11 (3.00m x 2.72m)

Bathroom

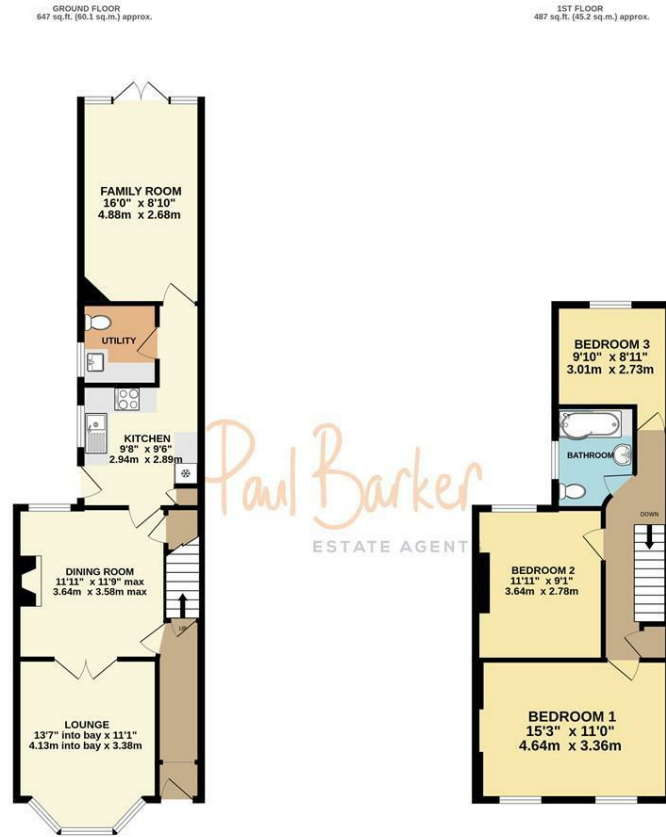
## OUTSIDE

Rear Garden

60 (18.29m)



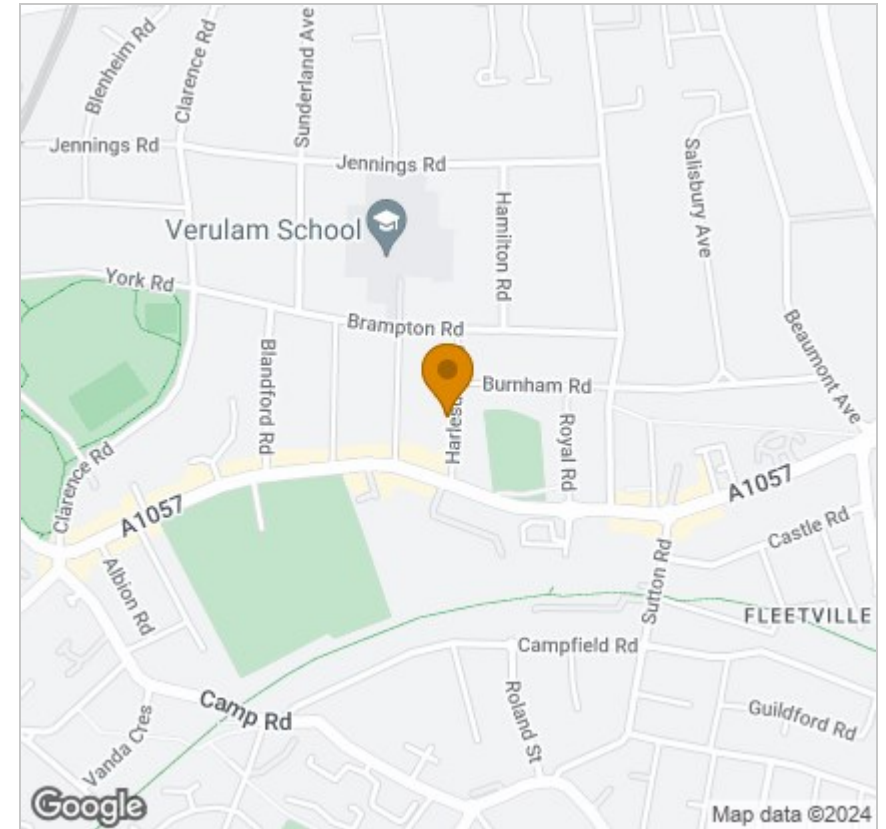
## Floor Plan



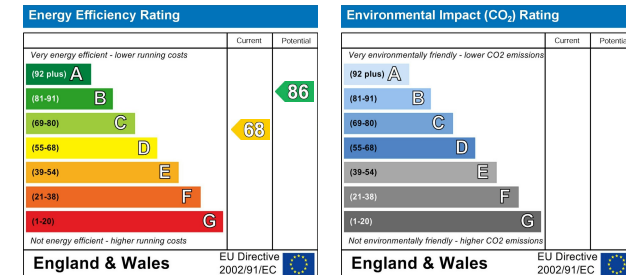
TOTAL FLOOR AREA - 1133 sq.ft. (105.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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