



38 Beresford Road, St. Albans, AL1 5NP

Guide price £900,000 Freehold

4 2 2 E



A wonderfully stylish four double bedroom semi-detached house skilfully extended to the side, rear and into the loft to provide circa 1750sq.ft/162sq.m located in a sought after residential area.

The accommodation begins with a welcoming entrance hall with stairs to the first floor with storage below and doors to rooms. The comfortable lounge has a box bay window with Plantation shutters to the front and an attractive fireplace with log burner and bespoke cupboards and shelves to each side. The impressive kitchen/dining room has a part-vaulted ceiling with roof windows, bi-folding doors, windows and a further door to the rear garden. The elegant kitchen has a range of Shaker style wall and floor units and a central island unit with breakfast bar area. There are recesses for a range cooker and American fridge/freezer and an integrated dishwasher and microwave. A square archway leads to a convenient utility room with a courtesy door to the integral garage and there's also a ground floor cloakroom/W.C.

The first floor landing has stairs to the second floor and doors to three double bedrooms and a four piece family bathroom with a wet-room style walk-in shower, bath, basin and W.C. The second floor landing opens into the master bedroom with a dual aspect, built-in eaves storage and a door to a modern en-suite with a wet-room style walk-in shower, basin and W.C.

Externally there's a low level brick wall to the front and a block paved driveway to the garage. The wonderfully private rear garden has a covered patio area leading to a generous lawn with established plants and trees to the sides and a shed to the rear.

Beresford Road is an established residential road within close proximity to a number of popular primary schools, the sought after Samuel Ryder school and the green space of Highfield Park. The mainline train station to St Pancras Int. is within 1 mile and there are a number of local shops close by.





ACCOMMODATION

Entrance Hall

Lounge

13'3 x 11'1 (4.04m x 3.38m)

Kitchen

13'2 x 12'10 (4.01m x 3.91m)

Dining Room

17'4 x 11'0 (5.28m x 3.35m)

Utility Room

7'5 x 5'7 (2.26m x 1.70m)

W.C.

FIRST FLOOR

Landing

Bedroom

11'2 x 11'0 (3.40m x 3.35m)

Bedroom

11'0 x 10'2 (3.35m x 3.10m)

Bedroom

13'4 x 7'9 (4.06m x 2.36m)

Bathroom

SECOND FLOOR

Bedroom

15'11 x 15'2 (4.85m x 4.62m)

En-Suite

OUTSIDE

Frontage

Garage

Rear Garden

52'5" (16)



Floor Plan



Total area: approx. 162.6 sq. metres (1750.4 sq. feet)

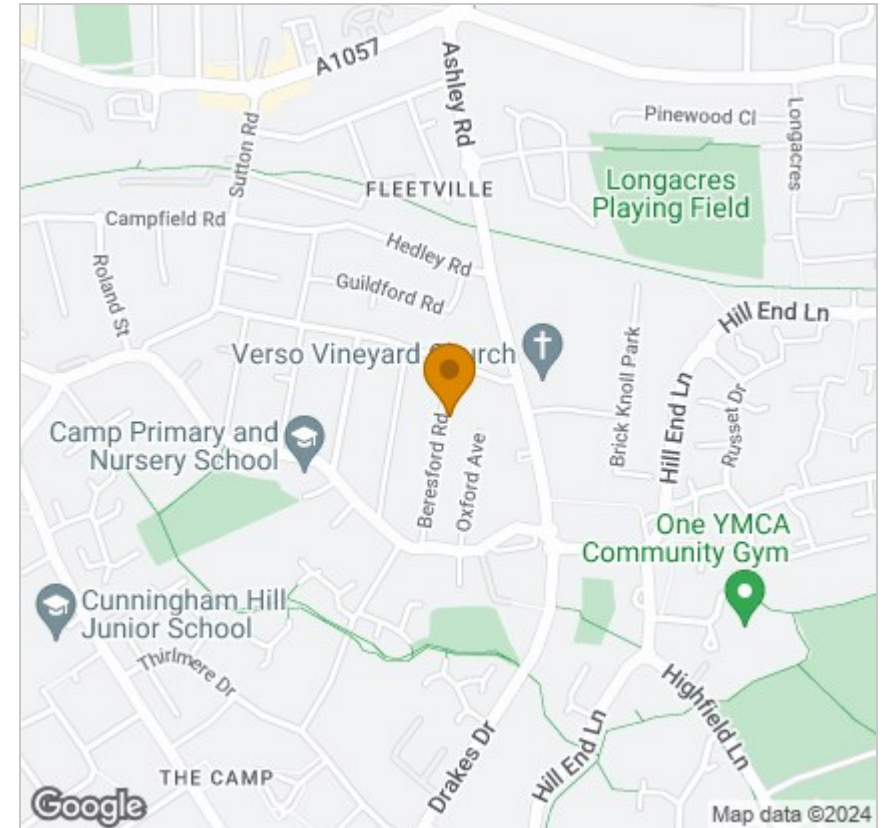
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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.

Area Map



Energy Efficiency Graph

