



46 Stanhope Road, St. Albans, AL1 5BL

Guide price £1,200,000 Freehold



46 Stanhope Road

St. Albans, AL1 5BL

A fabulous four-bedroom Victorian semi-detached house extensively renovated with a sociable 32 ft kitchen/diner, 100 ft+ southeast facing garden and located within a 5 mins walk of the City station to St Pancras Int.

The covered porch & front door opens into a welcoming entrance hall with original stained glass windows and cornicing, an exposed wood floor, stairs to the first floor, and doors to rooms. The bay-fronted lounge enjoys Sash windows to the front with wooden shutters, a working fireplace and bespoke cupboards. A wooden floor and square archway lead through to a flexible family/playroom with views to the rear. The impressive kitchen/diner is flooded with light from a part-vaulted ceiling with Velux windows and bi-folding doors to the rear. The quality fitted kitchen has a range of two-tone wall and base units with a generous island unit incorporating a breakfast bar and a Butler sink. There are recesses for a range cooker, an American fridge/freezer & an integrated dishwasher. The basement houses a generous utility room with excellent bespoke fitted storage and a separate W.C. There's an integrated speaker system in the kitchen, lounge & bathroom.

The first-floor landing has stairs to the second floor and doors to rooms including the master bedroom with a range of fitted wardrobes, two further well-proportioned bedrooms, and stylish bathroom with a beautiful roll-top bath, separate shower, his' n 'hers basins, W.C and underfloor heating. The second-floor landing leads to the second bedroom which enjoys a dual aspect, storage cupboard, and bathroom suite.

Externally the house benefits from an established hedge providing seclusion from the pavement and to the rear is an exceptional 100 ft+ garden with generous patio ideal for entertaining leading to a large lawn.

Superbly positioned close to local amenities including shops, and restaurants, near outstanding schools, the green open space of Clarence Park, and St Albans mainline train station.





ACCOMMODATION

Storm Porch

Entrance Hall

Lounge

14'1 into bay x 11'2 (4.29m into bay x 3.40m)

Playroom

12'0 x 11'3 (3.66m x 3.43m)

Kitchen/Breakfast Room

32'3 x 11'6 (9.83m x 3.51m)

Basement

Utility Room

15'9 x 10'11 (4.80m x 3.33m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

12'0 x 11'3 (3.66m x 3.43m)

Bedroom 3

11'7 x 8'10 (3.53m x 2.69m)

Bedroom 4

12'1 x 7'5 (3.68m x 2.26m)

Bathroom

SECOND FLOOR

Bedroom 2

14'10 x 10'10 max (4.52m x 3.30m max)

Bathroom

EXTERIOR

Frontage

Rear Garden

101'8" (31)

Floor Plan

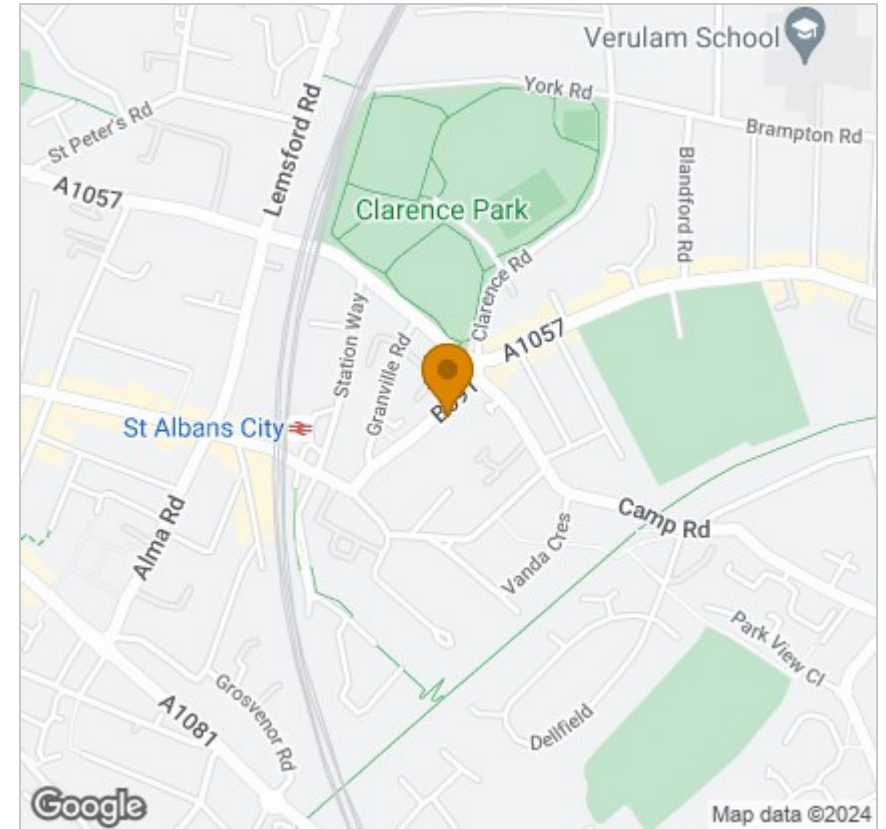


TOTAL FLOOR AREA : 1737 sq.ft. (161.4 sq.m.) approx.

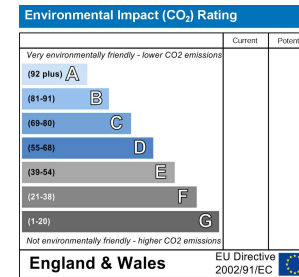
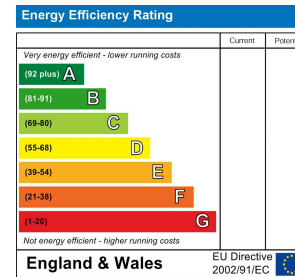
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix ©2023



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.