



KIMBERLEY
VILLAS

8 Burleigh Road, St. Albans, AL1 5DH
Guide price £725,000 Freehold

4 2 2 C

Paul Barker
ESTATE AGENTS

8 Burleigh Road

St. Albans, AL1 5DH

An attractive and skilfully extended four bedroom Victorian terraced house located in a quiet close in the sought after Fleetville area of St Albans. The property offers a range of period style features, a delightfully sunny west facing garden and no onward chain.

A part-glazed front door opens into an entrance hall with stairs to the first floor and a door into the comfortable lounge with two sash windows to the front and a charming fireplace. The modern Shaker style kitchen provides a range of wall and base units with solid wood work tops above with a sink and mixer tap, five ring hob with double oven below, integrated fridge/freezer and dishwasher, a breakfast bar, plus a useful larder. The kitchen steps down into a wonderfully impressive dining/family room with a vaulted ceiling with three Velux style windows and bi-folding doors seamlessly connecting the indoor and outdoor spaces. A door leads through to a useful utility room and a convenient bathroom comprising of a bath, basin and W.C.

The first floor landing has stairs leading to the second floor and doors to rooms including a double bedroom with built-in wardrobe and two further good-sized bedrooms overlooking the rear garden. The impressive master bedroom on the second floor enjoys a bright dual aspect, a feature exposed brick wall and a modern en-suite shower room.

Externally there's a pleasant frontage with a established hedges and to the rear is a wonderful, sunny garden with a decked patio area, ideal for entertaining and BBQ's, a generous lawn and useful wooden storage shed.

Burleigh Road is located in the sought after Fleetville area of St Albans within walking distance of the train station, superb schools including Fleetville Infants & Juniors and Beaumont Secondary, the local amenities in Fleetville including Morrisons supermarket and a Post Office.





ACCOMMODATION

Entrance Hall

Kitchen

13'2 x 11'1 (4.01m x 3.38m)

Dining Room

17'0 x 12'0 (5.18m x 3.66m)

Lounge

14'4 x 11'11 (4.37m x 3.63m)

Utility

Bathroom

FIRST FLOOR

Landing

Bedroom

14'4 x 11'11 (4.37m x 3.63m)

Bedroom

9'11 x 9'6 (3.02m x 2.90m)

Bedroom

10'1 x 7'6 (3.07m x 2.29m)

SECOND FLOOR

Bedroom

18'3 x 17'8 (5.56m x 5.38m)

En-suite

OUTSIDE

Frontage

Rear Garden



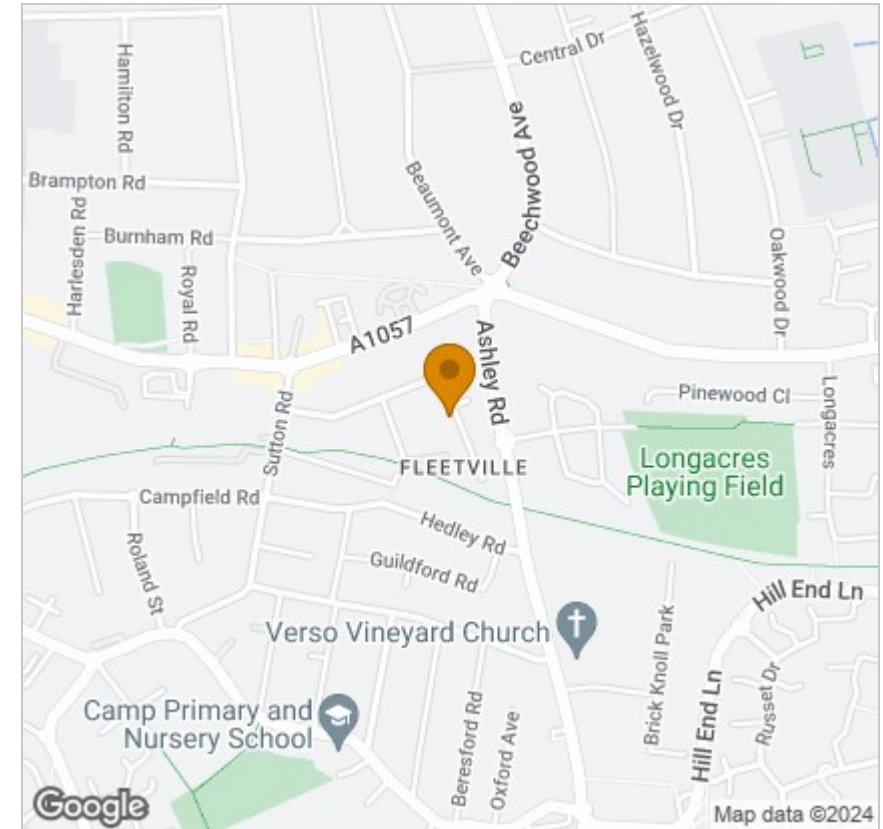
Floor Plan



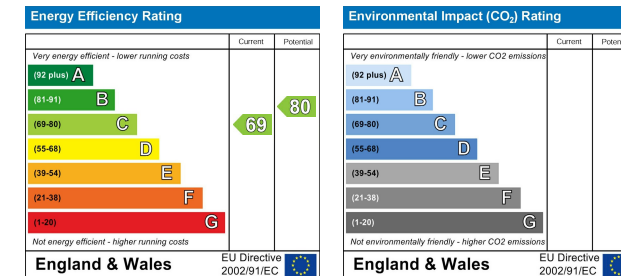
Total area: approx. 130.4 sq. metres (1403.7 sq. feet)

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

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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS