



2 Lower Paxton Road, St. Albans, AL1 1PG

Guide price £800,000 Freehold



ESTATE AGENTS

2 Lower Paxton Road

St. Albans, AL1 1PG

A highly attractive and skilfully extended four bedroom Victorian house in a quiet cul de sac conveniently located close to the City centre and mainline train station.

A covered entrance porch with beautiful mosaic tiled floor leads to a part glazed front door into a welcoming entrance hall with stairs to the first floor and doors to rooms. The bright lounge has three sash windows to the front with plantation shutters, a feature fireplace with log burner with bespoke shelves and cupboards to each side. An attractive wood herringbone style floor leads through into the dining area with a door to a convenient downstairs cloakroom/W.C. A square archway leads to the impressive kitchen with a part vaulted ceiling with three Velux style roof windows and bi-folding doors leading out to the rear garden. The attractive kitchen has range of wall and base units with solid wood worktops above incorporating a butler style sink with mixer tap, recess for range cooker, integrated appliances and a sociable breakfast bar area and tiled floor.

The first floor landing has stairs to the second floor and doors to rooms including the master bedroom with two sash style windows to the front with plantation shutters and a full wall of built-in wardrobes. The second bedroom has a window to the rear with plantation shutters and there is a convenient third room overlooking the rear garden. The stylish modern bathroom has a fitted bath with waterfall shower above with handheld attachment, basin with a mixer tap and storage below and a heated towel rail. The second floor provides a further bedroom with a Velux window to the rear with excellent eaves storage space.

Externally there is a pleasant frontage with a picket fence and low maintenance paved area. To the rear is a delightful courtyard garden with a paved patio area providing an ideal entertaining space leading to a garden cabin with light and power points and a door to the rear giving access to a pathway leading to the front.





ACCOMMODATION

Porch

Entrance Hall

Lounge

10'11 x 10'6 (3.33m x 3.20m)

Dining Room

11'9 x 11'7 (3.58m x 3.53m)

Kitchen

13'3 x 11'9 (4.04m x 3.58m)

FIRST FLOOR

Bedroom

14'4 x 10'4 (4.37m x 3.15m)

Bedroom

11'5 x 9'1 (3.48m x 2.77m)

Bedroom

8 x 5'7 (2.44m x 1.70m)

Bathroom

SECOND FLOOR

Bedroom

13'3 x 11'5 (4.04m x 3.48m)

OUTSIDE

Frontage

Rear Garden

Office

13'9 x 6'2 (4.19m x 1.88m)



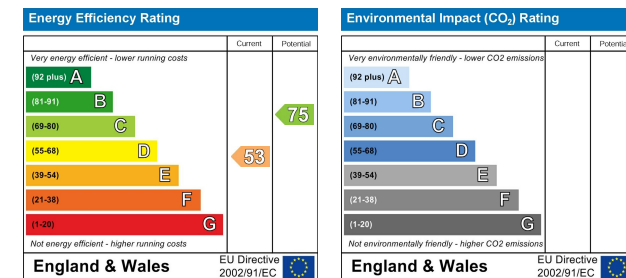
Floor Plan



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.

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