



200 London Road, St. Albans, AL1 1PL

Guide price £650,000 Freehold



## 200 London Road

St. Albans, AL1 1PL

A beautifully presented and skillfully extended terraced Victorian family home perfectly positioned in-between the City Centre and mainline train station with a variety of local shops including a bakery and choice of coffee shops, just a moments walk way.

The property is situated in an elevated position on London Road and approached by stone steps and a pathway leading to a modern front door. This tasteful period property offers open plan living with a blend of charming character features and complemented by a fully fitted modern kitchen with roof lights and a steel look door letting light flood into this stylish room which is ideal for entertaining.

The accommodation features a living/dining area with wood flooring, sash windows with plantation shutters and a feature fireplace, a kitchen fitted with a white basin sink, marble worktops, a breakfast bar and a range of base and wall units, a downstairs bathroom with a stylish white suite and three very well proportioned bedrooms.

Externally there is a front lawn, mature tree and a pathway leading to the front door. To the rear is a landscaped south facing garden with a patio, lawn and a shed. A gate at the rear of the garden leads to a parking space and additional secure storage.

Located on London Road with the City Centre within 1 mile and the mainline train station into St Pancras International also close by with regular buses to both via bus stops on London Road.





## ACCOMMODATION

### Living

10'3 x 12'11 (3.12m x 3.94m)

### Dining Room

10'10 x 12'11 (3.30m x 3.94m)

### Kitchen

10'4 x 12'3 (3.15m x 3.73m)

## Bathroom

## FIRST FLOOR

### Master Bedroom

13'3 x 13'1 (4.04m x 3.99m)

### Second Bedroom

10'11 x 7'3 (3.33m x 2.21m)

### Third Bedroom

10'2 x 6'8 (3.10m x 2.03m)

## EXTERNAL

### Front Lawn

### Rear Garden and Shed

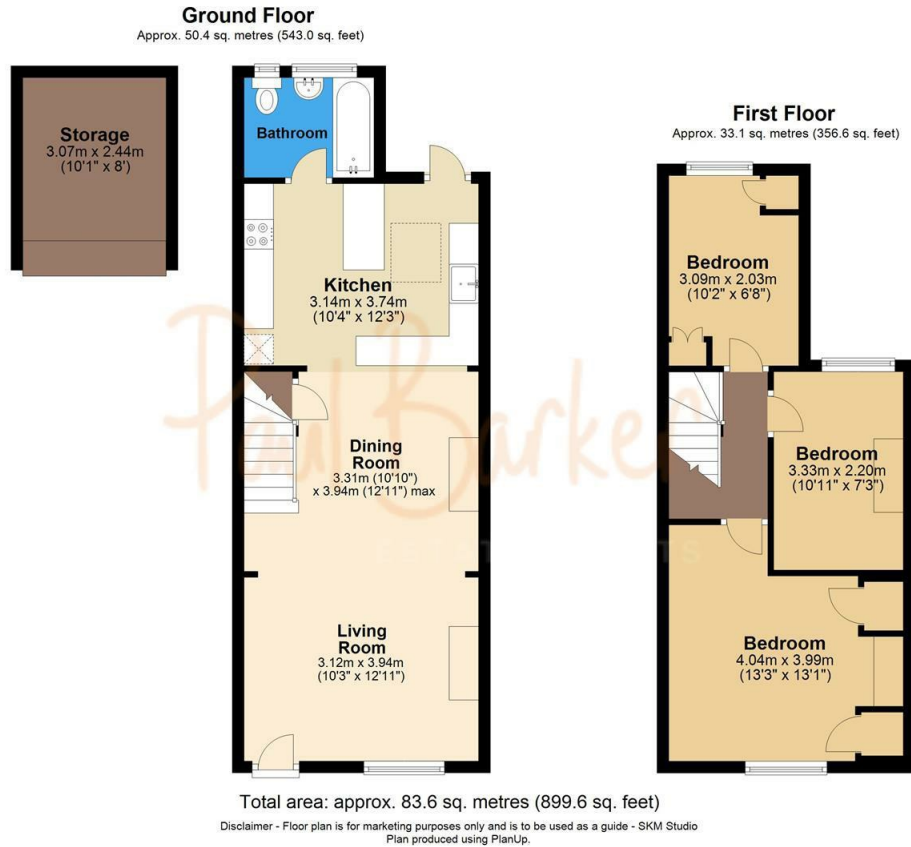
### Brick-built garden Store

10'1 x 8 (3.07m x 2.44m)

### Rear off-street parking



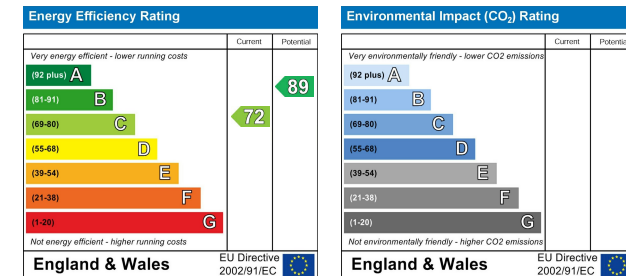
## Floor Plan



## 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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