



108 Waverley Road, St. Albans, AL3 5TH

Guide price £1,000,000 Freehold



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St. Albans, AL3 5TH

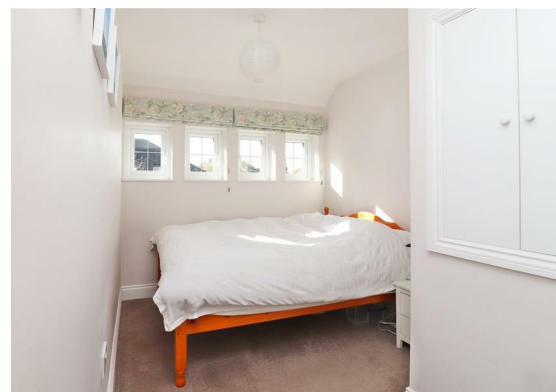
This arts and crafts style double fronted home offers five bedrooms, off-street parking and is well positioned for excellent local schooling and walking distance to the City Centre, train station and open countryside.

A covered porch and front door give access to a welcoming entrance hall with Victorian tiling and stairs to the first floor with built-in storage below. The attractive lounge features a log burner and exposed wooden floor boards. A bright family room also features a period style fireplace with bespoke storage and shelves to each side. The skilfully extended sociable kitchen/diner offers a stylish fitted kitchen with wooden work tops and shaker style cupboards, sensor electronic skylight windows which lets the light flood into the dining area with French doors opening onto h stone steps leading to a landscaped rear garden. A useful utility room and modern downstairs shower room/w.c. conclude the ground floor space.

The first floor landing has doors to rooms leading to five well-proportioned bedrooms two of which have characterful clerestory windows, with one benefiting from an ensuite and then there's a contemporary four piece bathroom suite incorporating a bath, separate shower, basin and W.C.

Externally there's an attractive block paved driveway for multiple cars with a picket fence surrounding and a lawn to the side. The beautiful rear garden features a patio area ideal for entertaining with a generous lawn and a variety of plants and trees to the sides and rear.





## ACCOMMODATION

Hallway

Lounge

22'9 x 11'5 (6.93m x 3.48m)

Family Room/Study

13'6 x 9'11 (4.11m x 3.02m)

Kitchen/Dining Room

17'4 x 21'10 (5.28m x 6.65m)

Utility Room

Shower Room

FIRST FLOOR

Master Bedroom

11' x 11'5 (3.35m x 3.48m)

En-suite

Second Bedroom

13'6 x 7'11 (4.11m x 2.41m)

Third Bedroom

13'6 x 7'11 (4.11m x 2.41m)

Fourth Bedroom

5' x 11'5 (1.52m x 3.48m)

Fifth Bedroom

5'3 x 10'6 (1.60m x 3.20m)

Family Bathroom

EXTERNAL

Driveway

Rear Garden

## Floor Plan



Total area: approx. 136.2 sq. metres (1465.7 sq. feet)

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

## 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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## Area Map



## Energy Efficiency Graph

