



108 Waverley Road, St. Albans, AL3 5TH

Guide price £950,000 Freehold



Paul Barker
ESTATE AGENTS

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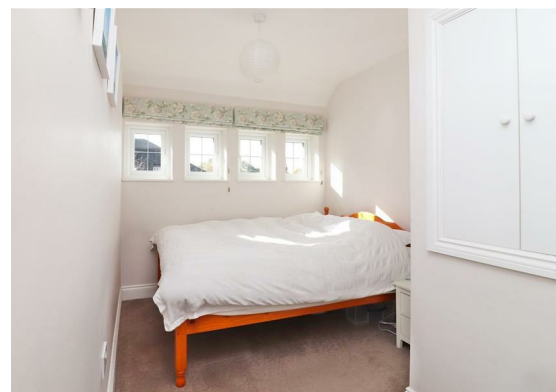
This arts and crafts style double fronted detached home offers five bedrooms, off-street parking and is well positioned for excellent local schooling and walking distance to the City Centre, train station and open countryside.

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 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

