



2 Ely Road, St. Albans, AL1 5NA
Guide price £660,000 Freehold

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Yale

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Paul Barker
ESTATE AGENTS

2 Ely Road

St. Albans, AL1 5NA

A wonderfully extended three bedroom Victorian terraced house located on a quiet residential road in a popular family area of St. Albans, close to excellent schools and approximately 15/20 minutes walk from the City train station.

The property begins with a characterful open porchway with a green front door leading into a welcoming hallway with doors to the ground floor rooms. The lounge offers bright and spacious living with a feature fireplace and bay sash style windows. Moving through to a family room which flows into a skillfully extended modern kitchen and dining area with skylights and bi-fold doors through to the rear garden.

To the first floor is three very good sized bedrooms, a stylish family bathroom and a hatch to the loft.

Externally there is a low-maintenance frontage with a pathway to the front door. To the rear is a wonderful south-facing lawned garden with a shed and a patio area which is a great space for entertaining.

Ely Road is ideally located within walking distance of the mainline train station, popular local primary schools including Cunningham Hill & Fleetville and all of the local shops and services in Fleetville.





ACCOMMODATION

Lounge

12' x 9'8 (3.66m x 2.95m)

Family Room

12'11 x 11'9 (3.94m x 3.58m)

Kitchen

14'112'3 (4.27m'0.91m)

Dining Room

11'9 x 9'9 (3.58m x 2.97m)

FIRST FLOOR

Master Bedroom

10'11 x 9'11 (3.33m x 3.02m)

Bedroom Two

14'1 x 6'11 (4.29m x 2.11m)

Bedroom Three

9'10 x 7'1 (3.00m x 2.16m)

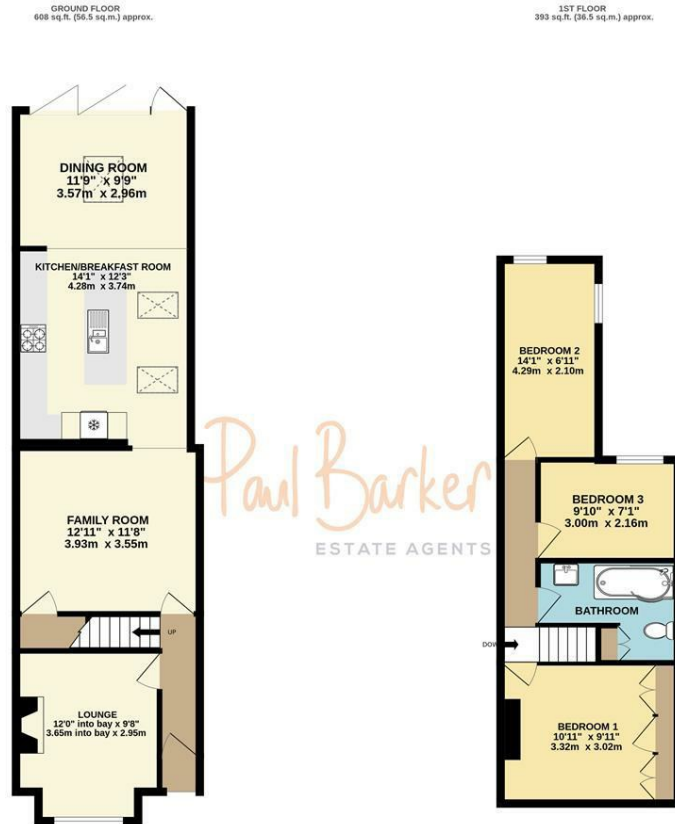
Family Bathroom

Rear Garden

Council Tax - D



Floor Plan



TOTAL FLOOR AREA : 1092 sq.ft. (101.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

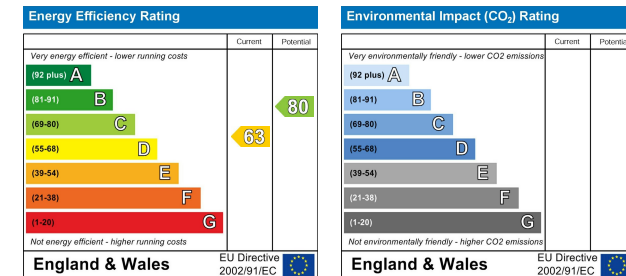
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Area Map



Energy Efficiency Graph



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