



44 Antonine Gate, St. Albans, AL3 4JD

Guide price £785,000 Freehold

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44 Antonine Gate

St. Albans, AL3 4JD

Paul Barker's comments: This amazing, individual home offers thoughtfully crafted and beautifully presented accommodation within a re-modelled version of a mid-century town house in the sought after St Stephens area. The sympathetically styled exterior with high quality Velfac windows mirror the tasteful interior which offers a sociable dual aspect kitchen/dining/living room and a separate utility room. There's an impressive lounge area, three double bedrooms with the ability to tweak to create four bedrooms, two quality bathrooms and a delightful rear garden, ideal for entertaining over the summer. If you're a fan of mid-century architecture or you're curious to see how it compares to the Victorian style houses currently available then please get in touch to find out more.

The ground floor of the property comprises of an entrance hall, and open plan kitchen/dining/living room leading to a utility room. The first floor provides a bright lounge, a double bedroom and separate shower room and the second floor offers a generous master bedroom, a further double bedroom and bathroom. Externally there are two off street car parking spaces to the front and a private landscaped rear garden with pedestrian access behind.

Antonine Gate is located in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulam Park, Waitrose and the City centre just a short walk away.





ACCOMMODATION

Porch

Entrance Hall

Kitchen/Dining/Sitting Room
24'9 x 10'3 (7.54m x 3.12m)

Utility Room

FIRST FLOOR

Landing

Lounge
16'8 x 14'9 (5.08m x 4.50m)

Bedroom 3
9'10 x 9'8 (3.00m x 2.95m)

Shower Room

SECOND FLOOR

Landing

Bedroom 1
16'7 x 11'3 (5.05m x 3.43m)

Bedroom 2
13'2 x 9'9 (4.01m x 2.97m)

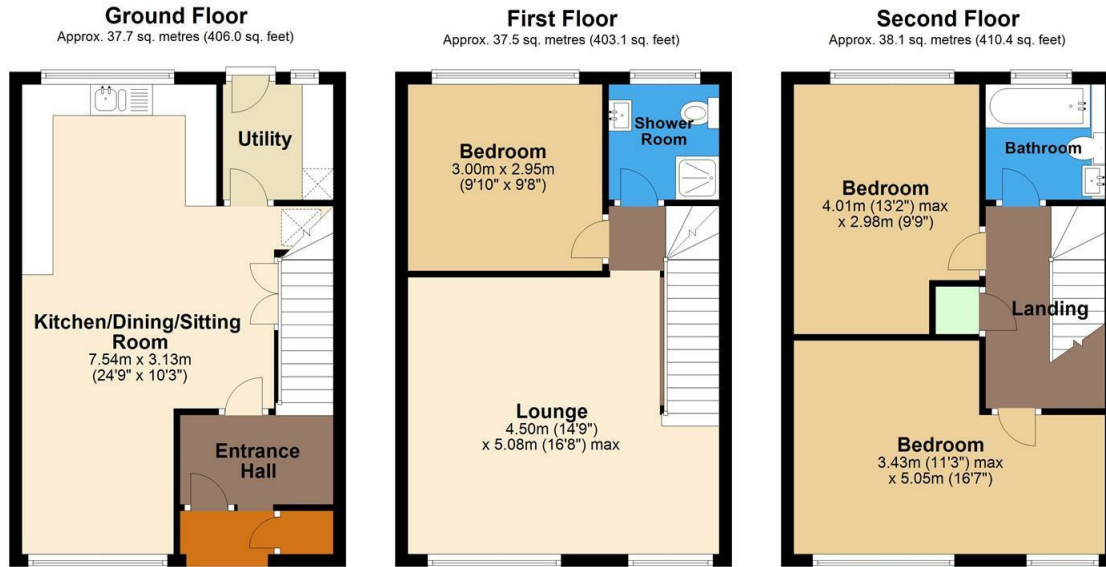
Bathroom

OUTSIDE

Frontage

Rear Garden

Floor Plan



Total area: approx. 113.3 sq. metres (1219.5 sq. feet)

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

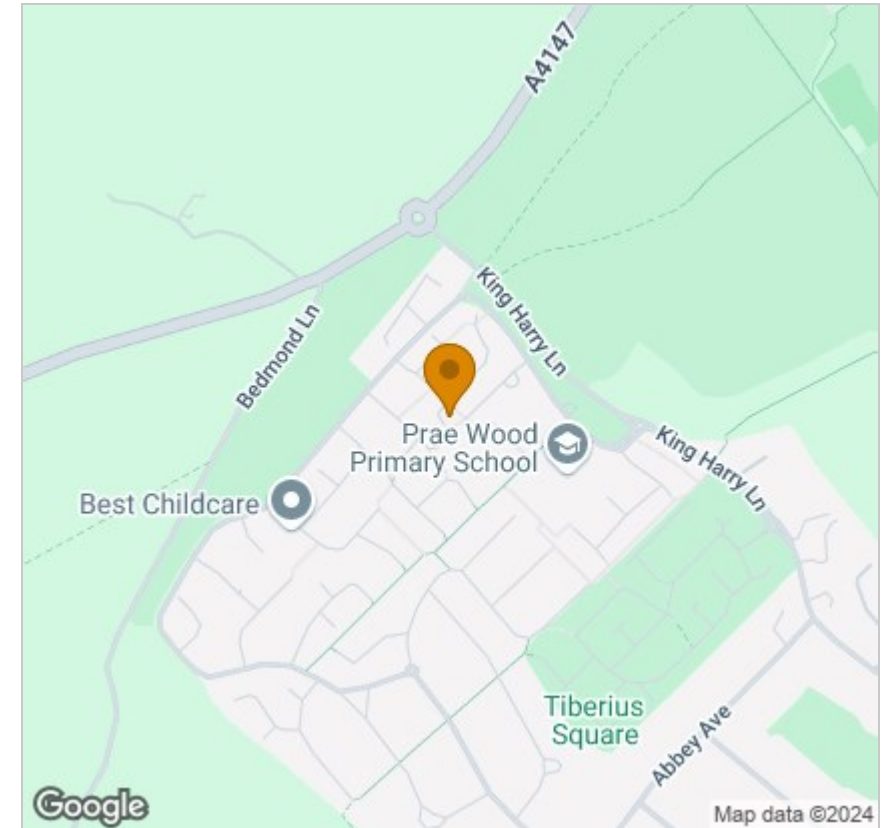
Viewing

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

