



14 King's Road, St. Albans, AL3 4TG

Guide price £700,000 Freehold



14 King's Road

St. Albans, AL3 4TG

A charming two bedroom period property in a highly sought after quiet cul-de-sac in the desirable Old Conservation area. The house offers a wonderful range of character features, tastefully blended with a stylish kitchen/dining room overlooking the delightful south-facing rear garden.

The accommodation begins with a walled front garden and wooden gate leading to a front door that opens into a welcoming lounge. This attractive room features a fireplace, bespoke shelving with cupboards and a wooden sash window, moving through to a family room with a feature fireplace, a wooden sash window with a rear aspect and storage under the stairs. Concluding the ground floor is a stylish kitchen/dining area with grey wall and base units, wooden worktops, recesses for white goods, underfloor heating and a wonderful view of the rear garden.

On the first floor there is a master bedroom with a feature fireplace and front aspect through a wooden sash window, a further double second bedroom with fitted wardrobes and a feature fireplace, moving through to a landing including a loft hatch, a storage cupboard and concluding the first floor there is a fitted showeroom with a double cubicle shower and a white suite.

Externally there is a generous rear garden with a patio, a lawn and surrounding shrubs with a low picket fence and a side gate which allows for shared access to the front of the property.

Kings Road is an attractive cul-de in the heart of the Old Conservation area of St Albans, close to St Michaels Village, Verulamium, Victoria Park and The Brickie park and convenient for access to excellent local schools, the city centre and mainline station into central London





ACCOMMODATION

Lounge

11'11 x 12'6 (3.63m x 3.81m)

Family Room

11'7 x 12'8 (3.53m x 3.86m)

Kitchen

10'10 x 8' (3.30m x 2.44m)

Dining Room

9'9 x 7'6 (2.97m x 2.29m)

FIRST FLOOR

Bedroom One

11'11 x 12'6 (3.63m x 3.81m)

Bedroom Two

11'9 x 9'11 (3.58m x 3.02m)

Shower Room

EXTERNAL

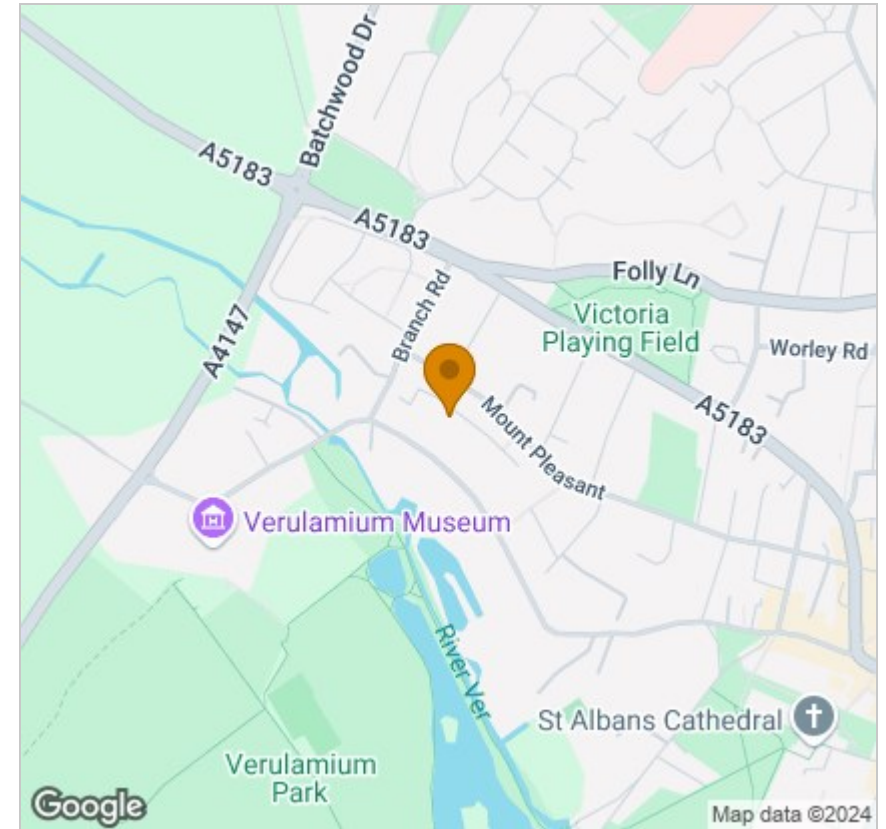
Garden



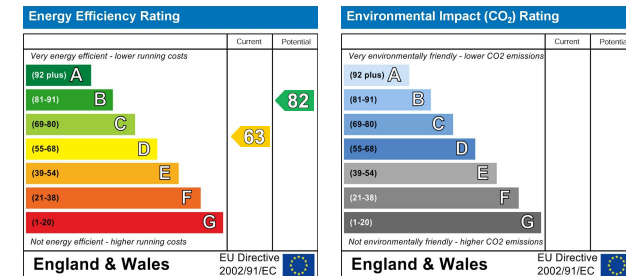
Floor Plan



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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