



176 Riverside Road, St. Albans, AL1 1SF

Guide price £670,000 Freehold



176 Riverside Road

St. Albans, AL1 1SF

A wonderful three bedroom Victorian terraced property nestled in the Old Conservation area of St Albans and within walking distance of the City Centre and City Station.

The property begins with a pastel green front door with stained glass and surrounded by ornate stonework entering into a welcoming hallway with stairs leading to the first floor. A door leads through to a bright and spacious living room benefiting from high ceilings and sash style windows. There is a lounge with a front aspect, a feature fireplace and bespoke shelves and cupboards moving in to a generous dining area and a fitted kitchen with cream shaker style wall and base units finished with wood effect worktops, stylish blue tiling and a wonderful outlook on to the mature rear garden.

The first floor landing presents doors to rooms and stairs leading to a second floor. There is a master bedroom with fitted wardrobes, a second bedroom with a unique enclosed office space and a family bathroom accessed through pocket sliding doors with a stylish white suite and waterfall shower over the bath.

Stairs from the first floor lead up to a skilfully converted loft into a bright third bedroom with Velux windows, eaves storage and fantastic views across the nature reserve behind the property.

Externally there is a wonderful tiered garden accessed by a door in the kitchen which presents an elevated patio with iron railings, a shed and steps down to a further patio and a lawn with surrounding shrubs.

Riverside Road lends its name from being close to the River Ver where residents can enjoy riverside walks, enjoyment of the nature reserve, watercress beds, ponds, an orchard and wooded glades. The property is perfectly located in the heart of St Albans historic City Centre with a superb selection of shops, restaurants and excellent transport to include the mainline train station with direct access to London via St Pancras International.





ACCOMMODATION

Hallway

Living room

Dining area

Kitchen

FIRST FLOOR

Master Bedroom

Bedroom Two

Bathroom

SECOND FLOOR

Third Bedroom

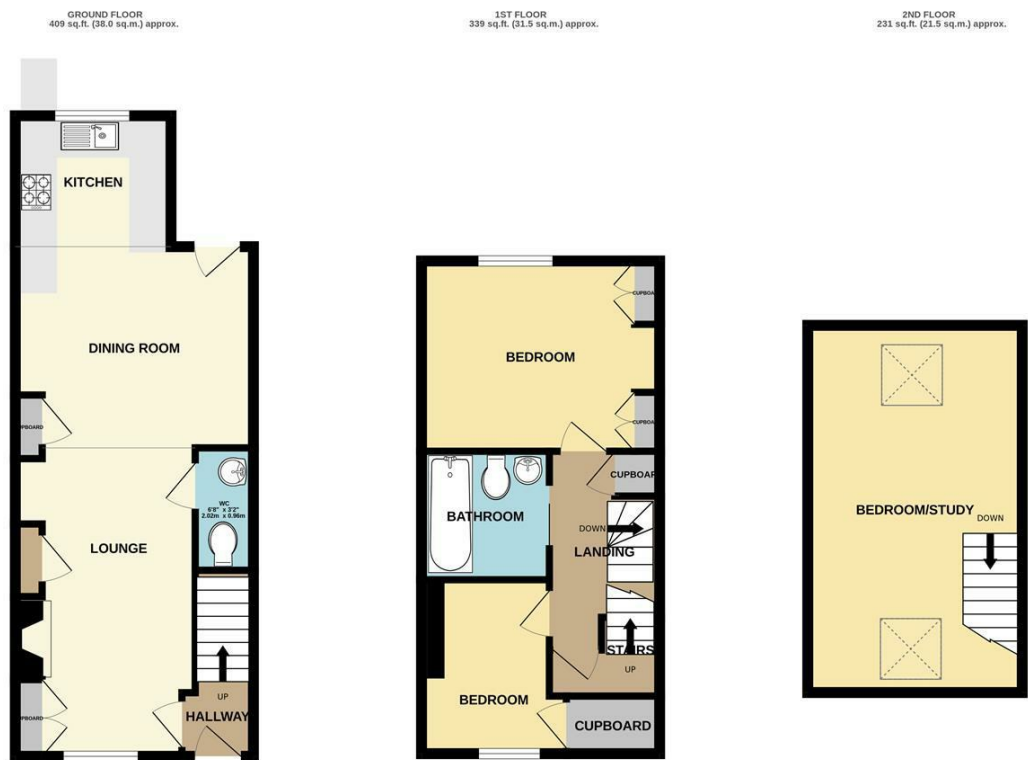
EXTERNAL

Rear Garden

65'7" (20)

Shed

Floor Plan



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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.

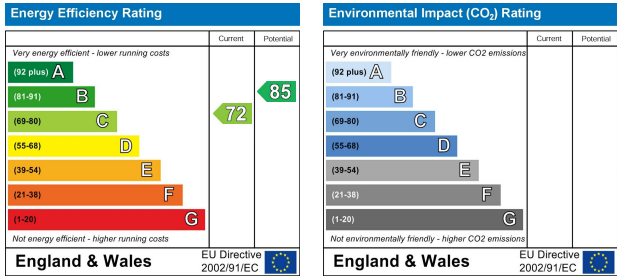
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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS