



31 Inkerman Road, St. Albans, AL1 3BG

Guide price £740,000 Freehold



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St. Albans, AL1 3BG

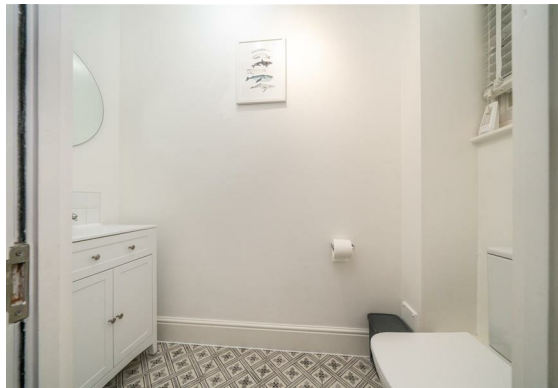
A modern property with period style features offers two double bedrooms situated on a popular cul-de-sac in the centre of St Albans.

The property begins with a stylish red front door opening in to a welcoming hallway with stairs leading up to the first floor and doors to rooms. There is generous front sitting room with a feature fireplace, bespoke shelving and a sash style bay windows finished with plantation shutters. To the rear of the property there is a cloakroom W.C moving further through into a L-Shaped kitchen/diner with a range of wall and base units, integrated appliances, recess for a washing machine, sash style windows and French doors opening on to a wrap around, part-walled terraced garden that presents an excellent decked area with a fitted seating area and is great space for entertaining and social/family events.

The first floor landing presents doors to rooms and a loft hatch. There is a Master Bedrooms with two sash style windows, bespoke fitted wardrobes and an en-suite shower room with a white suite. Further impressive features is a second double bedroom with an office space and a family bathroom with a bath, a shower cubicle, a sink, W.C and a fitted de-misting light-up mirror.

Externally the property is approached by a well kept paved front garden behind a low-level wall with picket fencing. To the rear is a low maintenance terraced garden with decking, fitted seating area, a lawn and raised flower beds.

Inkerman Road is wonderfully located within a 10 minute walk of the city station and vibrant city centre with its range of shops, restaurants and bars.





ACCOMMODATION

Hallway

Living Room

15'1 x 11'3 (4.60m x 3.43m)

Kitchen/Diner

20'7 x 15'1 (6.27m x 4.60m)

W.C

FIRST FLOOR

Master Bedroom

12'5 x 18'8 (3.78m x 5.69m)

En-Suite

Bedroom Two

15'11 x 9'4 (4.85m x 2.84m)

Family Bathroom

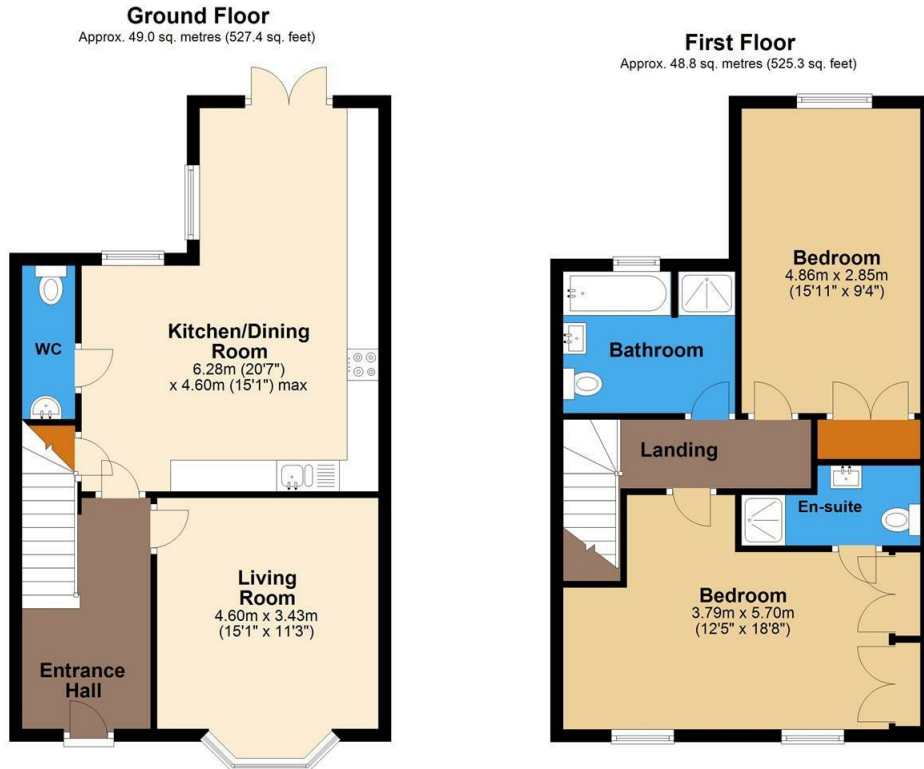


EXTERNAL

Rear Garden Terrace



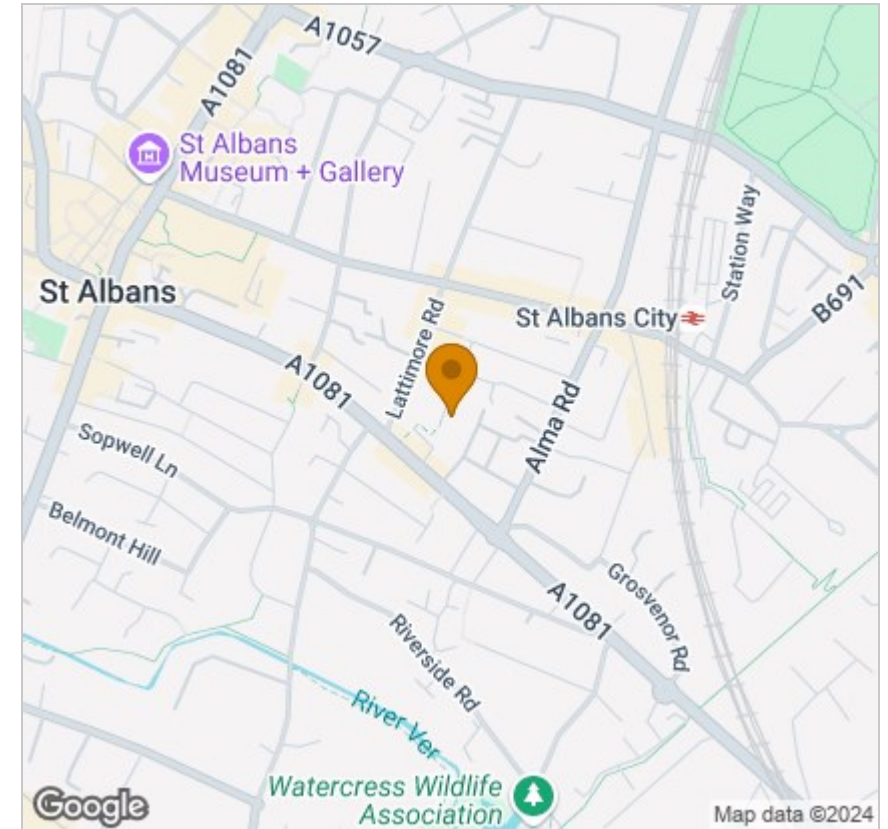
Floor Plan



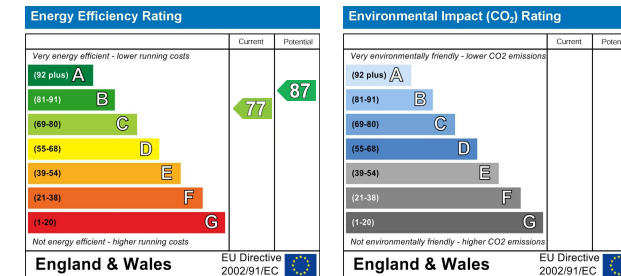
Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

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

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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