



37 Normandy Road, St. Albans, AL3 5PR

Guide price £700,000 Freehold



37 Normandy Road

St. Albans, AL3 5PR

A truly outstanding two bedroom Edwardian house benefiting from a ground floor rear extension and positioned in a wonderfully central location. The property is beautifully decorated and presented throughout with numerous period style features, a new roof, generous rear garden, and loft conversion potential.

The accommodation begins via the front door into the hall with stairs to the first floor and doors to both reception rooms. The light and airy lounge offers two double glazed sash windows to the front, a feature fireplace with a log burner and bespoke storage to each side. The comfortable sitting room enjoys a feature fireplace, wood floor, useful understairs storage cupboard and a square archway into the impressive kitchen/diner. This superb room has views of the rear garden through Crittall style windows running the depth of the room and partially across the rear. There's a vaulted ceiling and the stylish kitchen provides a range of wall and floor units with Quartz worktops above, integrated appliances and recess for a range cooker.

The first floor landing has doors to rooms and a hatch to the loft, with a 2.62m max head height and it houses the gas boiler. The principal bedroom offers two double glazed sash windows to the front, a feature fireplace and built-in storage cupboard. There's a well-proportioned second bedroom with views of the rear garden and a bathroom with a white suite with complimentary white tiles and a sash window to the rear.

Externally, a Privet hedge gives seclusion from the pavement and a pathway leads to the front door. The wonderful 46ft west facing rear garden extends to a max. point of 90ft has an impressive patio area, ideal for entertaining, lawn, mature bushes, plants and a shed to the rear.

Normandy Road is fantastically located within a short walk of the shops and leisure facilities of the City centre and train station into central London. There are also highly regarded local primary schools close by and several park





ACCOMMODATION

Hall

Lounge

13'0 x 11'4 (3.96m x 3.45m)

Sitting Room

13 x 11 (3.96m x 3.35m)

Kitchen/Diner

13'0 x 11'3 (3.96m x 3.43m)

FIRST FLOOR

Landing

Bedroom

13'0 x 11'4 (3.96m x 3.45m)

Bedroom

11'1 x 7'4 (3.38m x 2.24m)

Bathroom

OUTSIDE

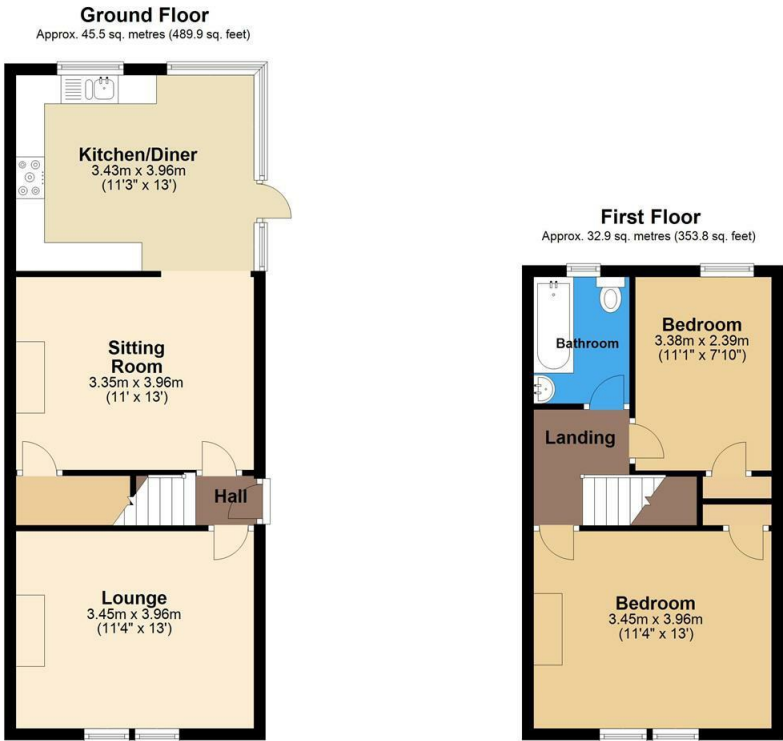
Frontage

Rear Garden

46' extending to a max 90 (14.02m
extending to a max 27.43m)



Floor Plan



Total area: approx. 78.4 sq. metres (843.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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

