



28 Boundary Road, St. Albans, AL1 4EF

Guide price £695,000 Freehold



28 Boundary Road

St. Albans, AL1 4EF

A skilfully extended and stylishly presented two double bedroom Victorian house located in the desirable Bernard's Heath area of St Albans. The property benefits from a charming south/west facing garden leading to a multi-use garden room with convenient a shower room/W.C. and the rare benefit of a block paved driveway providing off street car parking via Culver Road.

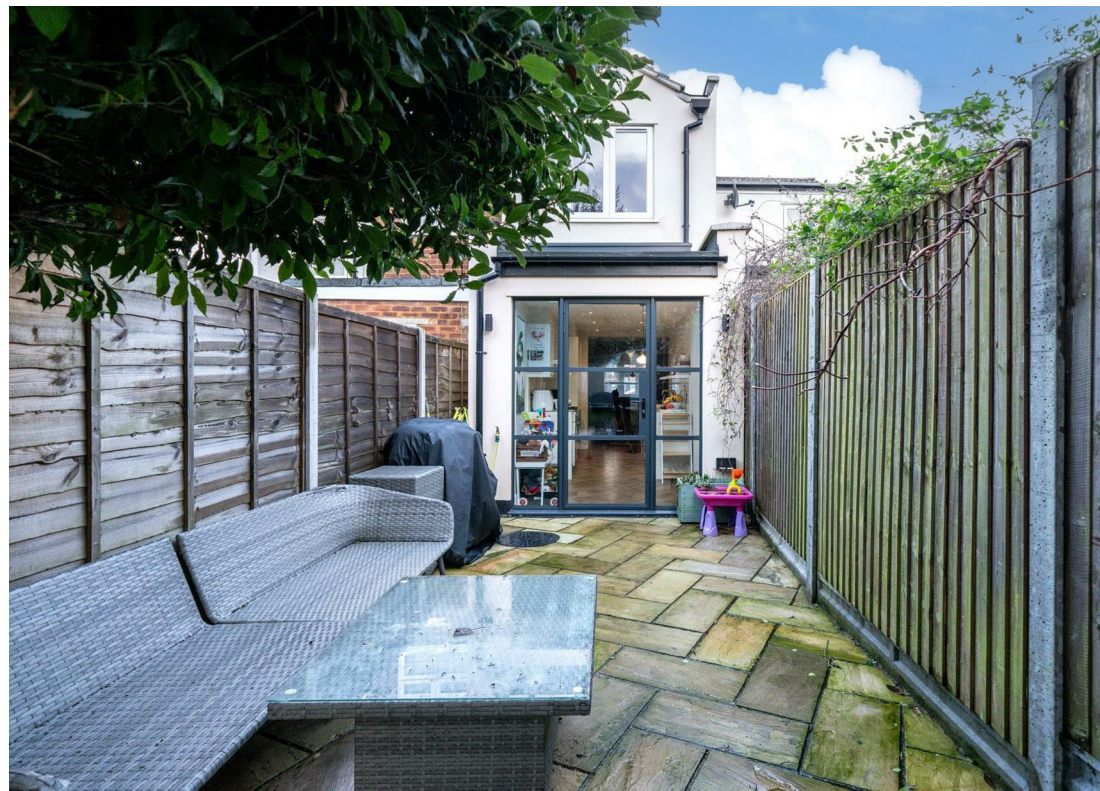
An attractive part-glazed front door opens into the bright and spacious dual aspect lounge/dining room with herringbone flooring, a feature log burner with bespoke storage on either side, there's a convenient downstairs W.C. and stairs leading to the first floor. The impressive 20ft kitchen provides a range of white base units with worktops above, a selection of integrated appliances and recess for a range cooker. The herringbone style floor continues to Crittall style windows and a door to the garden, plus a roof window floods the room with light.

The first floor landing has a hatch to the loft, storage cupboard, and doors to rooms. The principal bedroom has window to the front with fitted shutters, two bespoke fitted wardrobes and a part-paneled wall. The second bedroom overlooks the rear garden and has fitted shutters. A stylish bathroom comprises of a generous bath, wet room style shower, basin & W.C.

Externally there's a pleasant frontage and to the rear is a private garden, ideal for entertaining with a patio area leading to a lawn. The garden room offers light, power, heating and convenient shower room. A gate gives access to a driveway and space to store bins.

Boundary Road is in the heart of Bernards Heath conveniently located within 15 minutes' walk of the mainline train station and St Albans City centre. There are very highly regarded local Primary Schools and the green open space of Bernards' Heath with a children's play area very close to hand.





ACCOMMODATION

Lounge

10'6 x 10'3 (3.20m x 3.12m)

Dining Room

11'5 x 10'6 (3.48m x 3.20m)

Kitchen

20'5 x 7'5 (6.22m x 2.26m)

W.C.

FIRST FLOOR

Landing

Bedroom

10'8 x 10'6 (3.25m x 3.20m)

Bedroom

12'3 x 7'6 (3.73m x 2.29m)

Bathroom

OUTSIDE

Frontage

Rear Garden

Garden Room

12'2 x 7'1 (3.71m x 2.16m)

Shower Room/W.C.

Off Street Parking

Floor Plan



Total area: approx. 76.6 sq. metres (824.1 sq. feet)

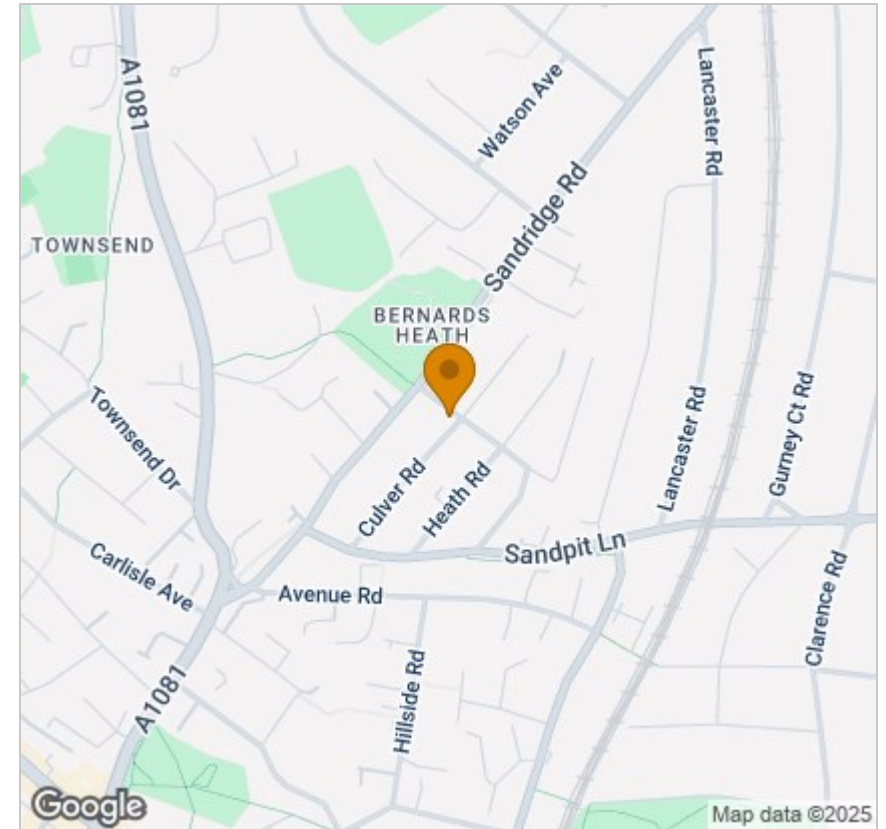
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

