



85 Old London Road, St. Albans, AL1 1QD

Guide price £525,000 Freehold



Paul Barker
ESTATE AGENTS

85 Old London Road

St. Albans, AL1 1QD

A stylishly presented two bedroom Victorian cottage located in wonderfully convenient position with 10 minutes walk of the City centre and mainline train station with the benefit of no onward chain.

The accommodation begins with a part-glazed front door opening into comfortable lounge/dining room with a window to the front, wood effect flooring and a feature chimney breast and mantle piece. A door leads to the modern stylish kitchen with a range of white gloss wall and base units with an integrated gas hob with oven below and recess for a washing machine and fridge freezer. There's a window and door giving access to the rear garden. The modern style bathroom provides a bath with shower above and screen, W.C. and basin. There are two bedrooms, both offering excellent built-in storage.

Externally, there is a private low-maintenance garden with a paved patio area, ideal for entertaining and a gate giving pedestrian access on to Lower Paxton Road and a short-cut to the train station.

Old London Road is superbly located in the Conservation Area within a short walk of the mainline train station into St Pancras International and the City centre with its wide variety of shopping and leisure facilities. The Art-Deco style Odyssey cinema, boutique coffee shop and a number of popular independent restaurants are also close by.





ACCOMMODATION

Lounge/Dining Room

15'11 x 11'1 (4.85m x 3.38m)

Kitchen

10'5 x 9'8 (3.18m x 2.95m)

Bathroom

FIRST FLOOR

Bedroom

11'1 x 7'3 max (3.38m x 2.21m max)

Bedroom

7'9 x 7'8 (2.36m x 2.34m)

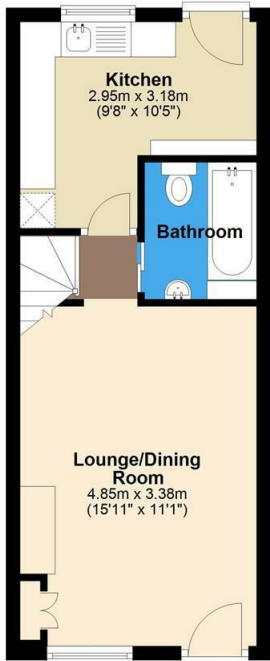
OUTSIDE

Rear Garden

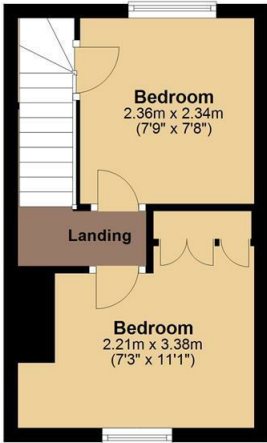


Floor Plan

Ground Floor
Approx. 29.6 sq. metres (318.7 sq. feet)



First Floor
Approx. 18.6 sq. metres (200.7 sq. feet)



Total area: approx. 48.3 sq. metres (519.4 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

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Area Map



Energy Efficiency Graph

