



32 Paxton Road, St. Albans, Hertfordshire AL1 1PF

Guide price £975,000 Freehold





## 32 Paxton Road

St. Albans, Hertfordshire AL1 1PF

Situated on the sought-after and quiet Paxton Road, this beautifully presented four-bedroom Victorian home combines period charm with modern living, just a 10-minute walk from the City Centre and mainline train station. The property has been thoughtfully extended to the rear to create a stunning open-plan kitchen/dining/family room with bi-folding doors opening onto a private south/west-facing garden. A versatile garden room/home office with its own bi-fold doors adds further flexibility.

The ground floor offers a welcoming hallway, a charming front lounge with sash bay window and feature fireplace, and a family room with a second fireplace and part-exposed brick wall. This flows into a bright, high-spec kitchen with a vaulted ceiling, Velux window, and sleek peninsula, complete with integrated appliances and a handy downstairs cloakroom.

Upstairs, the first floor comprises a generous principal bedroom with fitted wardrobes, a second double with feature fireplace, a third bedroom, and a stylish family bathroom. The top floor hosts a bright dual-aspect fourth bedroom with eaves storage.

Outside, the home enjoys a smart front garden and a 50ft south/west-facing rear garden with composite decking, lawn, and access to the impressive garden room/home office and pedestrian rear access.

Superbly located near excellent schools, local shops, the Odyssey Cinema, restaurants, and Verulamium Park, this is a fantastic home in a prime central location.







## ACCOMMODATION

### Entrance Hall

### Kitchen/Breakfast Room

14'11 x 14'8 (4.55m x 4.47m)

### Family Room

12'2 x 12'0 (3.71m x 3.66m)

### Lounge

13'5 x 11'0 (4.09m x 3.35m)

### W.C.

## FIRST FLOOR

### Landing

### Bedroom

14'10 x 12'0 (4.52m x 3.66m)

### Bedroom

11'10 x 9'6

### Bedroom

10'5 x 9'10 (3.18m x 3.00m)

### Bathroom

## SECOND FLOOR

### Bedroom

14'8 x 8'9 (4.47m x 2.67m)

## OUTSIDE

### Frontage

### Rear Garden

50 (15.24m)

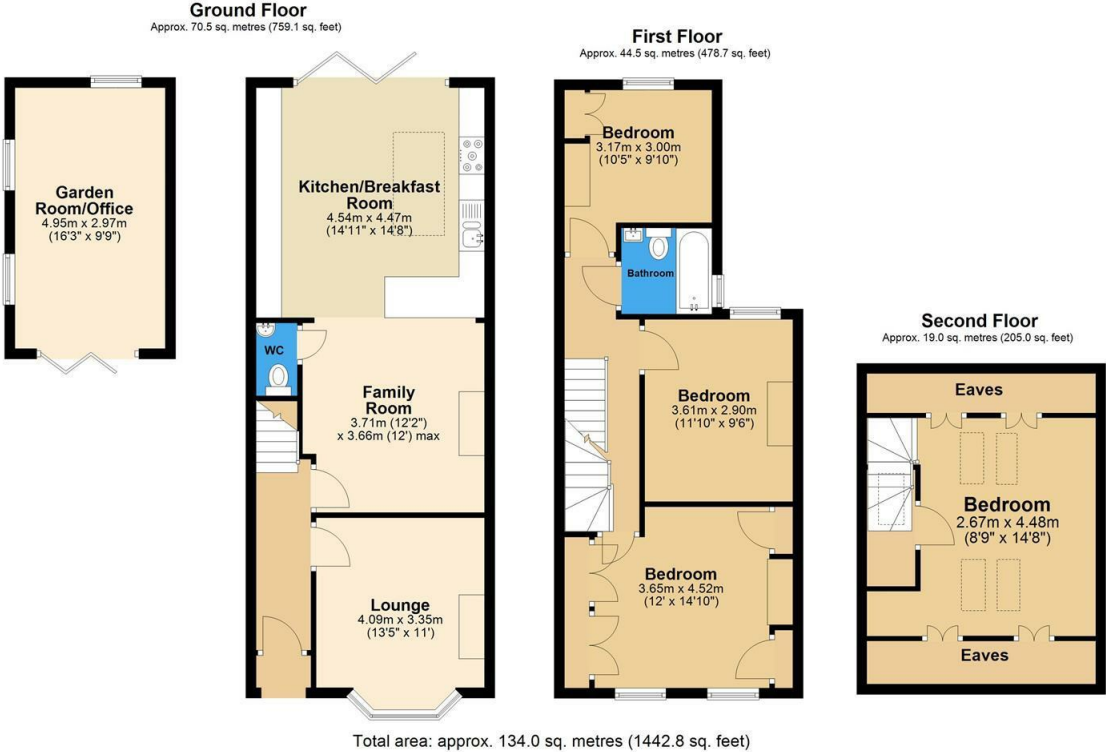
### Garden Room/Office

16'3 x 9'9 (4.95m x 2.97m)





Floor Plan



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

