



28 Oswald Road, St. Albans, AL1 3AQ

Guide price £725,000 Freehold





## 28 Oswald Road

St. Albans, AL1 3AQ

A charming Victorian property, ideally located just moments from St Albans City train station, offering bright and spacious accommodation arranged over three floors. This characterful home features a stylish modern kitchen, bi-folding doors, and a generous westerly-facing rear garden.

The accommodation begins with a bright and spacious lounge/dining room, with stairs rising to the first floor and access via a trap door to a useful cellar—ideal for storage or future development. The impressively designed kitchen is fitted with a range of modern wall and base units and features striking bi-folding doors that open onto the rear garden, as well as a further door leading to a convenient downstairs WC.

Upstairs, the first-floor landing leads to the principal bedroom, which includes two built-in storage cupboards. From the dressing room, a door opens into a luxurious four-piece bathroom suite, comprising a bath, a wet room—style shower, a wash basin, and WC. There is excellent potential to reconfigure the first-floor layout to create a third bedroom, subject to personal preference, design and building regulations.

The second floor hosts a further double bedroom with a window overlooking the rear garden, providing a peaceful and private outlook.

Externally, the property enjoys a pleasant frontage, while the westerly-facing rear garden is an impressive outdoor space—mainly laid to lawn with a patio area and a path leading to the rear, perfect for relaxing or entertaining.

Oswald Road is perfectly positioned in-between the City Centre and mainline train station with a wide range of local shops and services including a bakery, a choice of coffee shops, Italian delicatessen and Odyssey cinema just moments walk away.







## ACCOMMODATION

### Lounge/Dining Room

23'4 13'1 (7.11m x 3.99m)

### Kitchen

11'4 x 10'7 (3.45m x 3.23m)

### Cloakroom/W.C.

### Basement

12'10 x 11'7 (3.91m x 3.53m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'11 x 11'2 (3.94m x 3.40m)

### Dressing Room

9'11 x 8'9 (3.02m x 2.67m)

### Bathroom

## Second Floor

### Bedroom

14'6 x 12'9 (4.42m x 3.89m)

## OUTSIDE

### Frontage

### Rear Garden

60 (18.29m)





Floor Plan



Total area: approx. 101.4 sq. metres (1091.8 sq. feet)

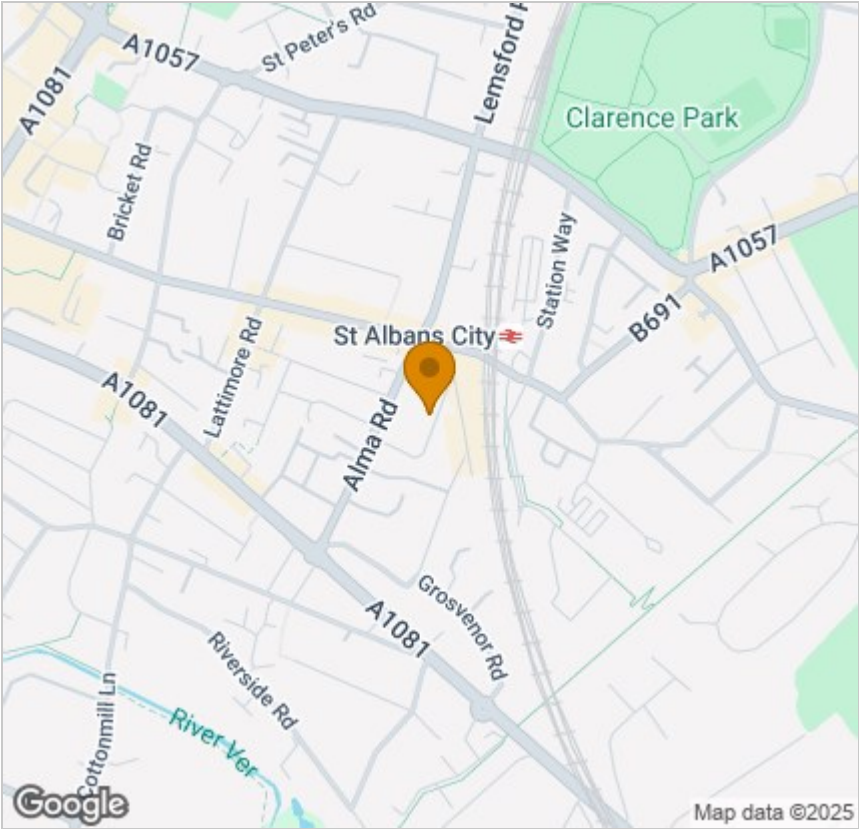
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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Area Map



Energy Efficiency Graph

