



13 Cavendish Road, St. Albans, AL1 5EF

Guide price £625,000 Freehold



13 Cavendish Road

St. Albans, AL1 5EF

An attractive three-bedroom Victorian home situated on a sought-after residential road, just a 5-minute walk from the train station with direct links to St Pancras International. The property is offered with no onward chain and presents an excellent opportunity for extension to the rear and a loft conversion, subject to planning permission.

The accommodation opens with a part-glazed front door leading into a bright, dual-aspect lounge/dining room featuring sash windows with Plantation-style shutters, a charming feature fireplace, and ample space for entertaining. The modern, stylish kitchen is well-appointed with a range of wall and base units, a mix of integrated appliances, and space for freestanding appliances. A contemporary bathroom suite completes the ground floor, offering a bath, separate shower cubicle, WC, and a basin with storage below.

On the first floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from a sash window, while the two further bedrooms enjoy views over the rear garden.

Externally, the property boasts an inviting frontage with an attractive tiled pathway, a low-level brick wall, and a secure gated passageway providing side access to the kitchen. The private rear garden features a patio leading to a level lawn with well-maintained flower borders, plus an additional patio at the rear—ideal for relaxing or entertaining.

Cavendish Road is superbly positioned within walking distance of the mainline train station, the city centre, highly regarded local Primary and Senior schools, and the green open spaces of Clarence Park.





ACCOMMODATION

Lounge/Dining Room

24'4 x 11'6 (7.42m x 3.51m)

Kitchen

12 x 7'11 (3.66m x 2.41m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1

13'4 x 10'6 (4.06m x 3.20m)

Bedroom 2

10'9 x 9'10 (3.28m x 3.00m)

Bedroom 3

13 x 8'2 (3.96m x 2.49m)

OUTSIDE

Frontage

Rear Garden



Floor Plan



Total area: approx. 80.5 sq. metres (866.4 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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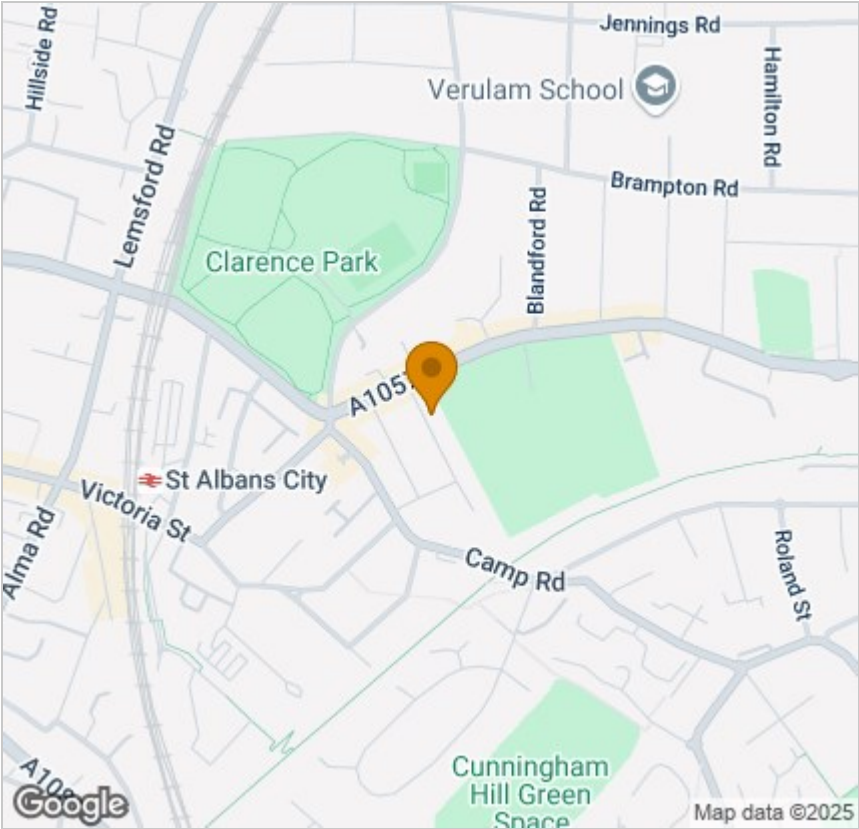
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

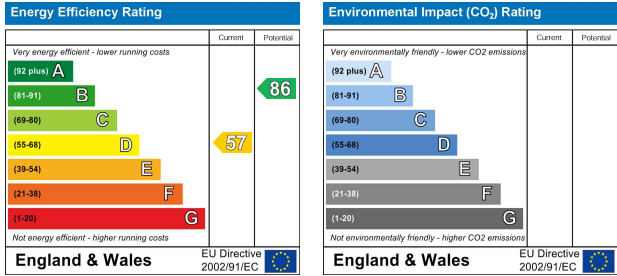
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS