



8 Wellington Road, St. Albans, AL1 5NL

Guide price £625,000 Freehold



8 Wellington Road

St. Albans, AL1 5NL

A 1930s three-bedroom semi-detached family home situated on a quiet residential road to the east of St Albans city centre. This property presents an excellent opportunity for modernisation and offers significant potential to extend to the side and rear (subject to planning permission), making it ideal for buyers looking to create their perfect home.

The accommodation begins with an entrance hall featuring stairs to the first floor and a useful under-stairs storage cupboard. A door leads into a generous living room with a bright dual-aspect outlook, providing a spacious and welcoming reception space. The fitted kitchen includes a range of wall and base units, side-facing windows, a door to the rear garden, and access to the ground floor bathroom, which comprises a bath, wash hand basin, and WC.

Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and an airing cupboard housing the hot water cylinder.

Externally, the home benefits from a block-paved driveway with an established hedge providing privacy from the pavement. The mature rear garden is mainly laid to lawn and features a variety of established trees and shrubs, creating a pleasant and private outdoor space.

Wellington Road is an established residential location, well-positioned for families with a number of popular primary schools nearby, including the highly regarded Samuel Ryder Academy. The green open spaces of Highfield Park are within easy reach, and local shops are close by. St Albans City mainline station—offering fast services to St Pancras International—is less than a mile away.





ACCOMMODATION

Entrance Hall

Lounge

22'1 x 11'4 (6.73m x 3.45m)

Kitchen

9'9 x 10' (2.97m x 3.05m)

Bathroom

FIRST FLOOR

Landing

Bedroom

9'1 x 11'4 (2.77m x 3.45m)

Bedroom

13'4 x 11'4 (4.06m x 3.45m)

Bedroom

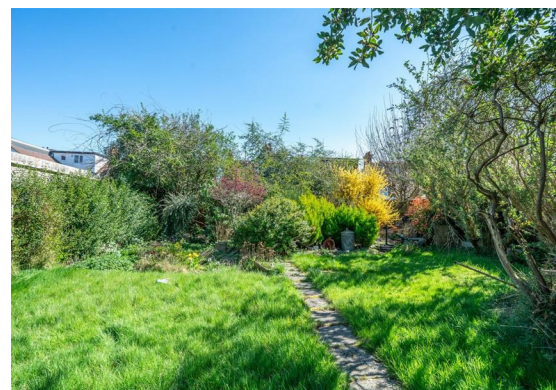
11' x 10' (3.35m x 3.05m)

EXTERNAL

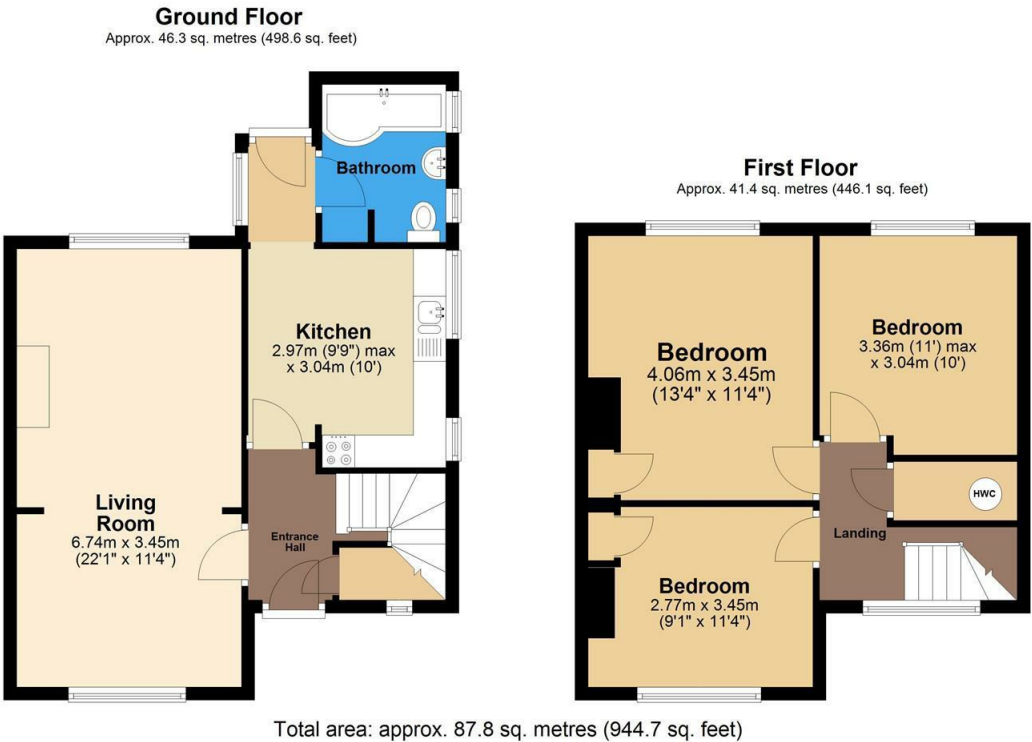
Driveway

Rear Garden

52'5" (16)



Floor Plan



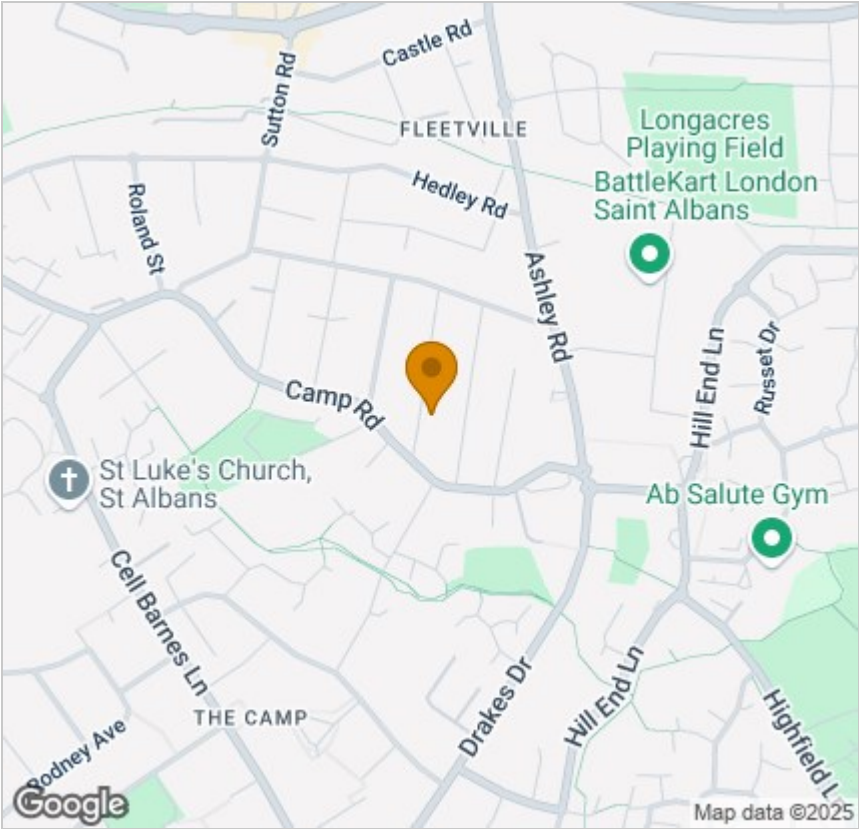
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

