



13 Gonnerston Mount Pleasant, St. Albans, AL3 4SZ

Guide price £875,000 Freehold



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St. Albans, AL3 4SZ

A Stylish and Extended 1960s End-of-Terrace Home in a Prime Conservation Area

Set in the sought-after conservation area close to Verulamium Park, several friendly pubs, an M&S and the charming St Michael's Village with a Primary School, this attractive 1960s end-of-terrace home has been thoughtfully extended to the front and rear over two storeys, offering generous and flexible living accommodation throughout with easy level access to the front.

Ground Floor

The property is entered via a covered porch into a welcoming hallway, complete with a built-in storage cupboard and access to a convenient cloakroom/W.C. At the front, a versatile study enjoys views over the garden and could easily serve as a guest bedroom.

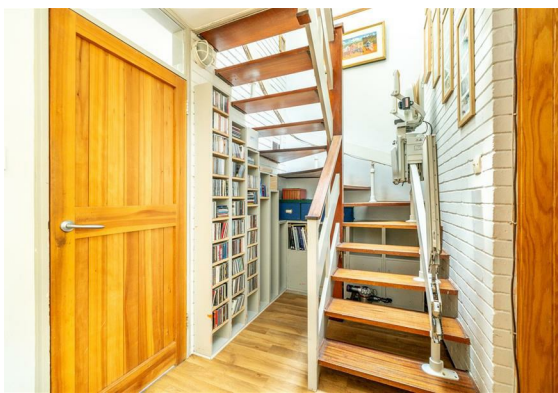
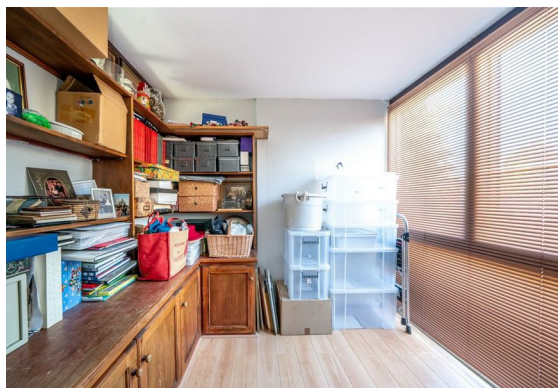
The spacious, south-facing lounge/dining room is bathed in natural light and features sliding patio doors to the rear garden, elegant wooden flooring, and an eye-catching exposed brick chimney breast. Two openings lead through to the expansive kitchen, fitted with a range of wall and base units, generous worktop space, and room for a dining table. A large rear window provides lovely views over the garden.

First Floor

A bright landing, illuminated by a roof window, gives access to a useful utility room and four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, garden views, and a private en-suite shower room. Two additional bedrooms feature built-in storage, and a modern family shower room includes a walk-in shower, W.C., and wash hand basin.

Outside

The front garden is attractively landscaped with mature plants and shrubs, while the rear garden enjoys a delightful south-facing aspect and a wonderfully leafy outlook. A series of decked and paved patio areas offer excellent spaces for outdoor dining and relaxation. Rear pedestrian access leads to a communal garden and a nearby garage en-bloc with an up-and-over door.





ACCOMMODATION

Porch

Entrance Hall

Cloakroom/WC

Study

8'3 x 9'3 (2.51m x 2.82m)

Lounge/Dining Room

23'5 x 9'8 (7.14m x 2.95m)

Kitchen

17'5 x 9 (5.31m x 2.74m)

FIRST FLOOR

Bedroom 1

14'5 x 9'10 (4.39m x 3.00m)

ensuite

Bedroom 2

11'10 x 9'10 (3.61m x 3.00m)

Bedroom 3

9'8 x 8'11 (2.95m x 2.72m)

Bedroom 4

7'10 x 8'11 (2.39m x 2.72m)

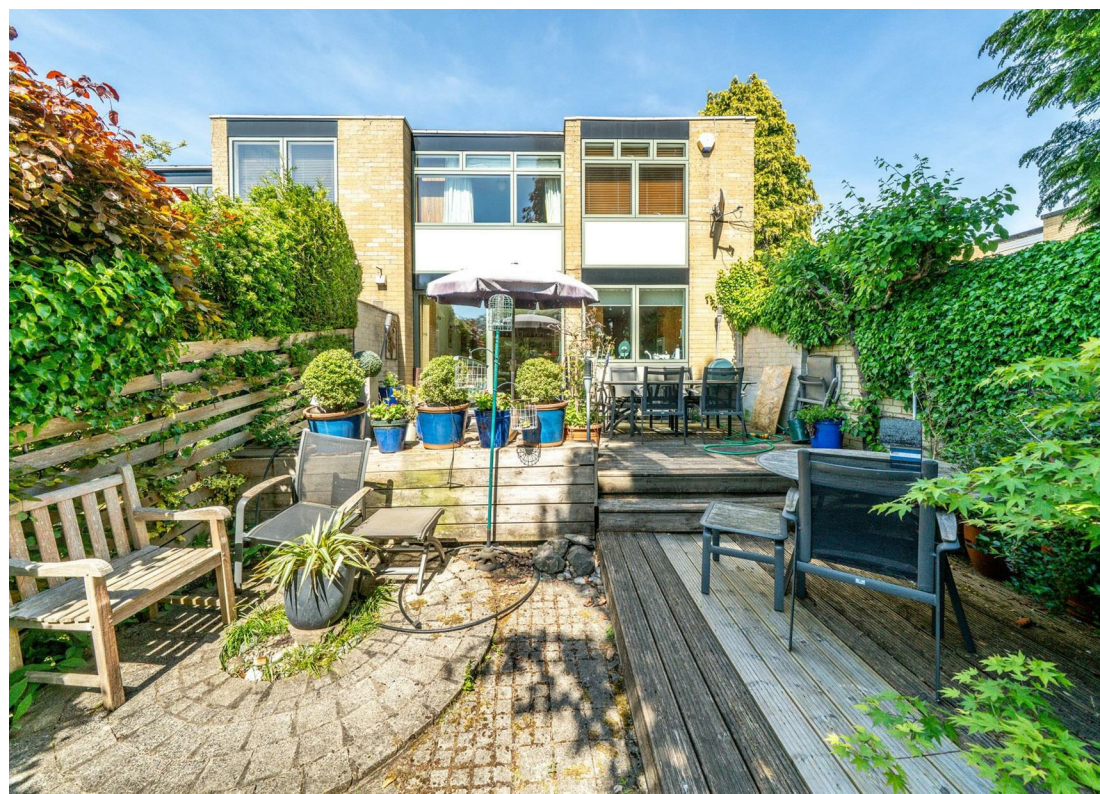
OUTSIDE

Front Garden

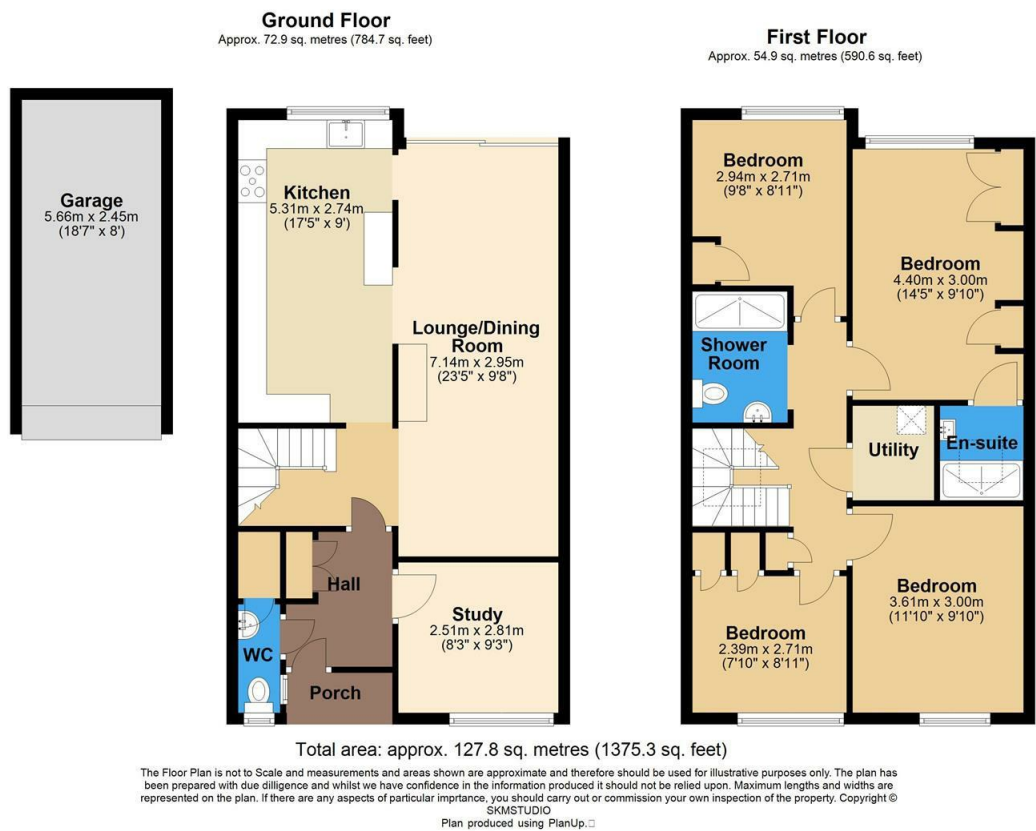
Rear Garden

Garage

18'7 x 8 (5.66m x 2.44m)



Floor Plan



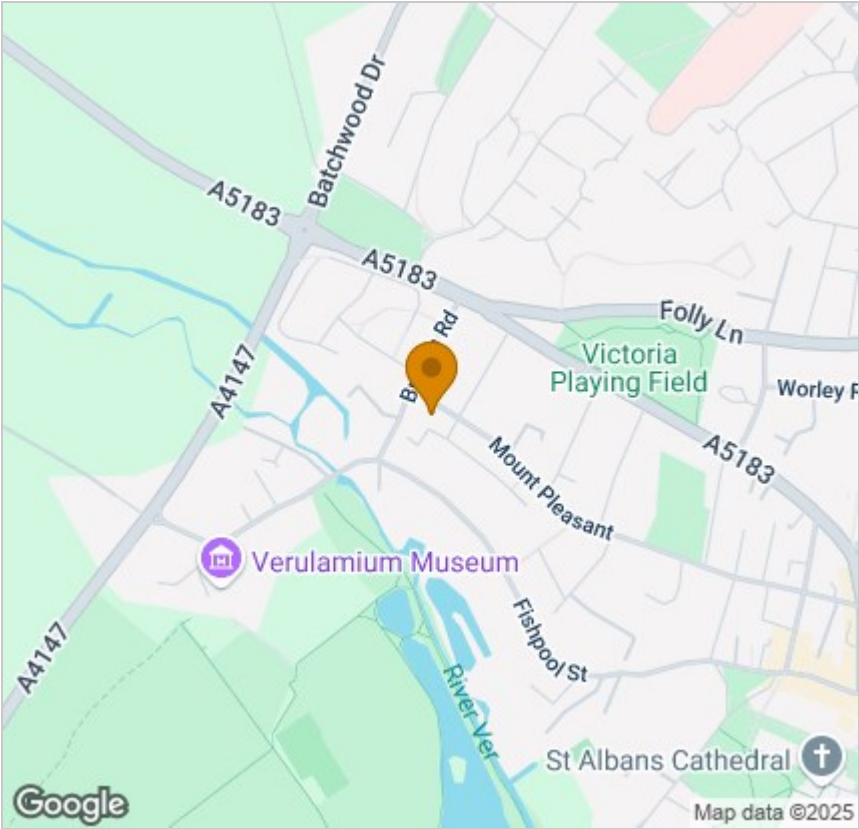
Viewing

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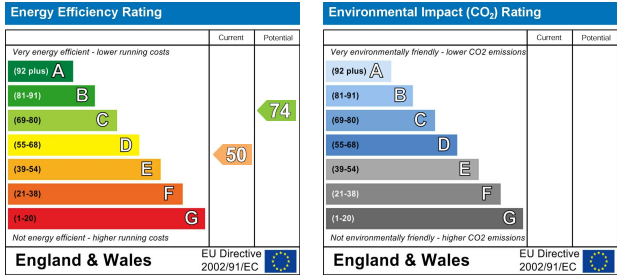
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Area Map



Energy Efficiency Graph



Paul Barker
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