



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

Guide price £835,000 Freehold



4



2



3



E

Paul Barker
ESTATE AGENTS

13 Gonnerston Mount Pleasant

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.

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.

A bright first floor 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.

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)

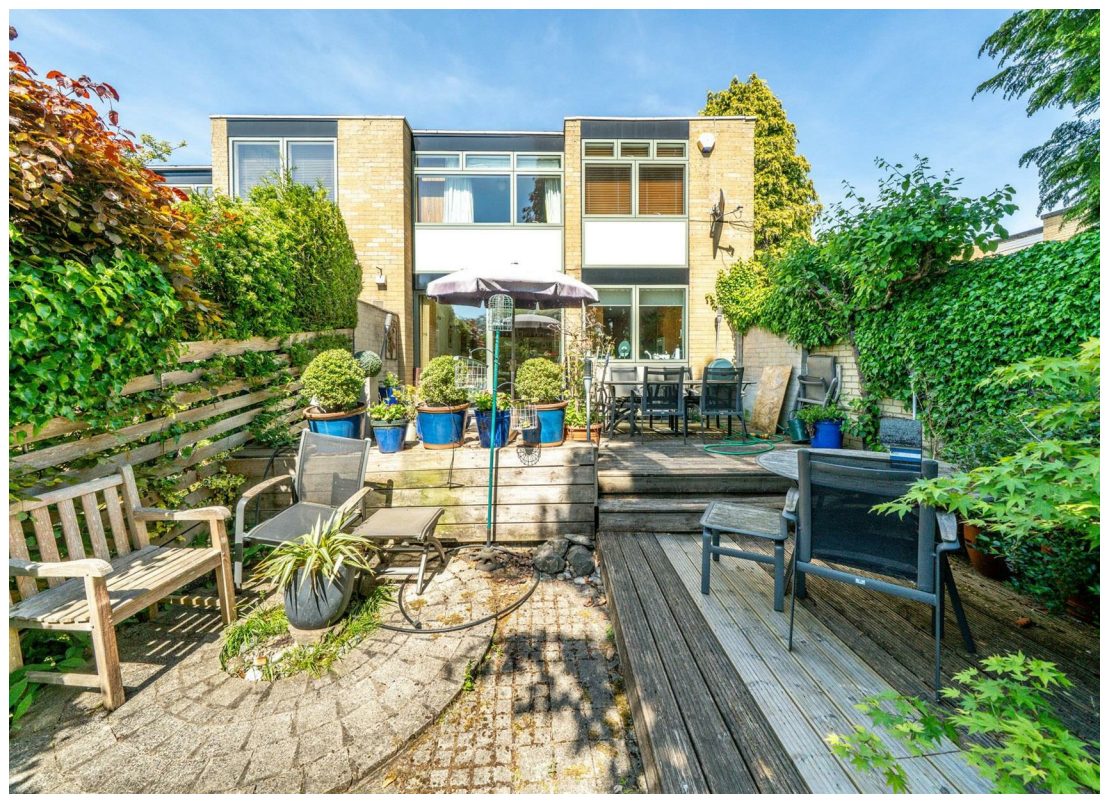
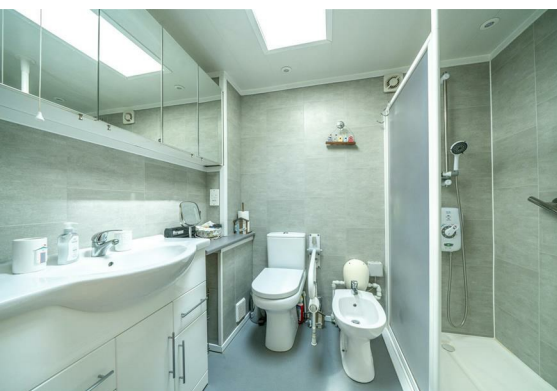
OUTSIDE

Front Garden

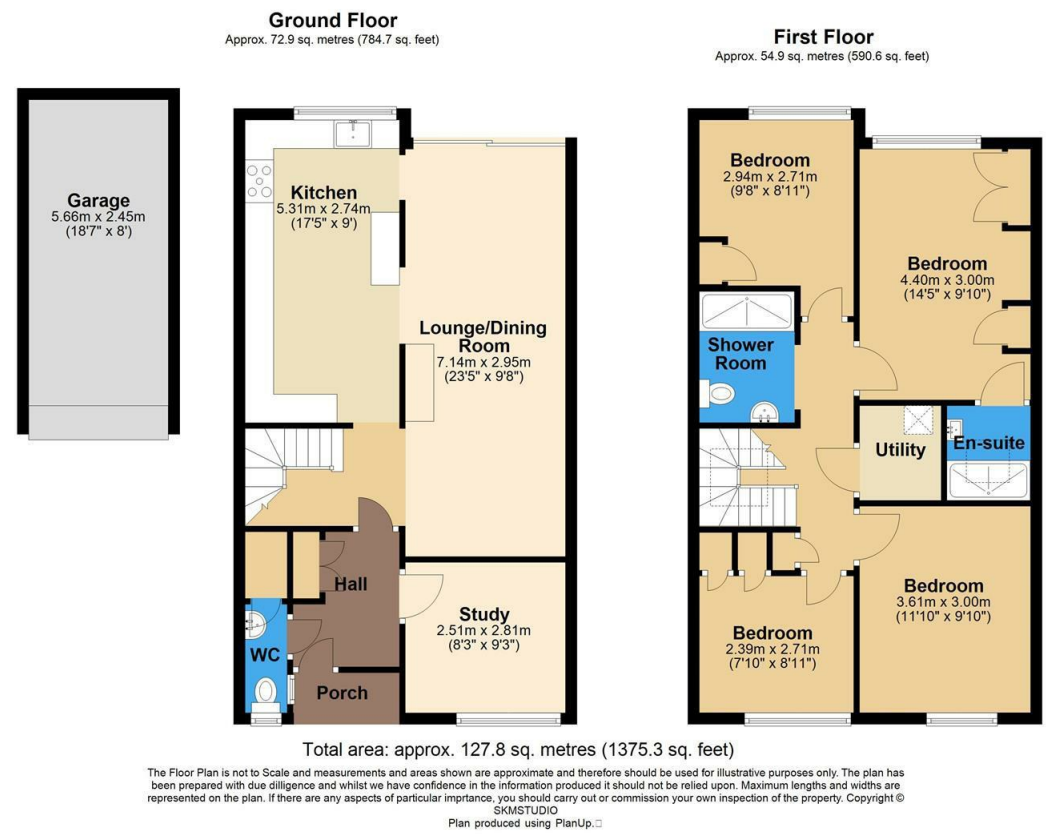
Rear Garden

Garage

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



Floor Plan



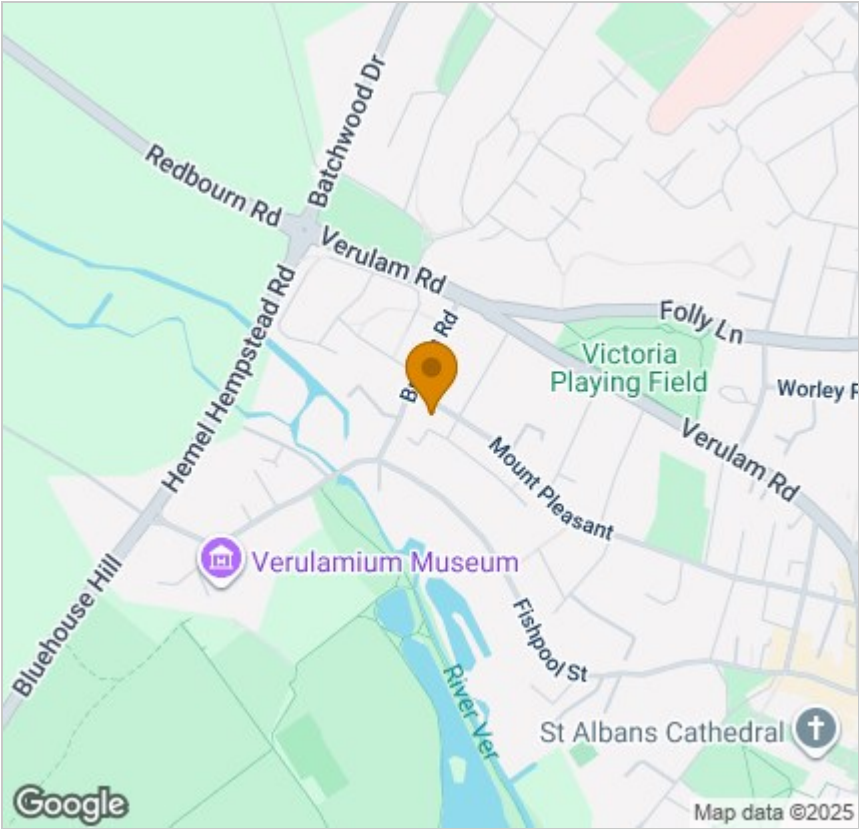
Viewing

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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

