



284b London Road, St. Albans, AL1 1HY

Guide price £825,000 Freehold





## 284b London Road

St. Albans, AL1 1HY

A chain-free and well-presented four-bedroom, two-bathroom detached property situated in a sought-after location, offering versatile accommodation across three floors and the added benefit of a detached garage. The property offers tremendous potential to update and re-configure to your own personal taste and style.

The property begins with a welcoming entrance hall with a cloakroom W.C, leading to a bright and generously proportioned lounge overlooking the rear garden with access through sliding patio door. A separate dining room connects seamlessly to the spacious kitchen, which is fitted with ample storage and work surfaces, making it ideal for family meals and entertaining.

On the first floor, the landing opens to three bedrooms. The principal bedroom benefits from an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

The second floor is dedicated to a superbly spacious bedroom, offering flexible use as a principal suite, guest room, or home office.

Externally, the property enjoys a low-maintenance rear garden with a shed and fruit trees, perfect for summer dining and relaxing. The detached garage provides secure parking or additional storage, with further off-street parking available on the driveway.

Well positioned on London Road for excellent transport links including M1 and M25, the mainline railway station and vibrant city centre are within a short car or bus ride away.







## ACCOMMODATION

**Entrance Hall**

**W.C**

**Lounge**

15'11 x 17'9 (4.85m x 5.41m)

**Dining Room**

8'9 x 8 (2.67m x 2.44m)

**Kitchen**

13'10 x 8 (4.22m x 2.44m)

## FIRST FLOOR

**Principal Bedroom**

10'3 x 17'9 (3.12m x 5.41m)

**En-suite**

**Bedroom Two**

11'5 x 8 (3.48m x 2.44m)

**Bedroom Three**

6'8 x 9'2 (2.03m x 2.79m)

**Bathroom**

## SECOND FLOOR

**Bedroom Four**

23'5 x 17'9 (7.14m x 5.41m)

## OUTSIDE

**Private Driveway**

**Garage**

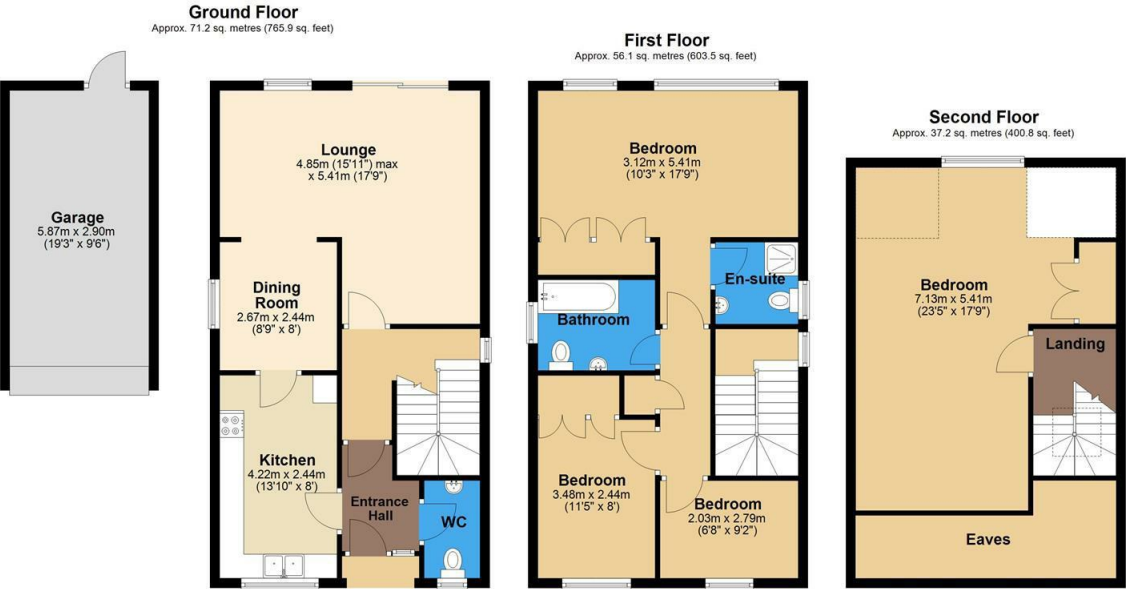
19'3 x 9'6 (5.87m x 2.90m )

**Front Garden**

**Rear Garden**



Floor Plan



Total area: approx. 164.5 sq. metres (1770.2 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

Plan produced using PlanUp.

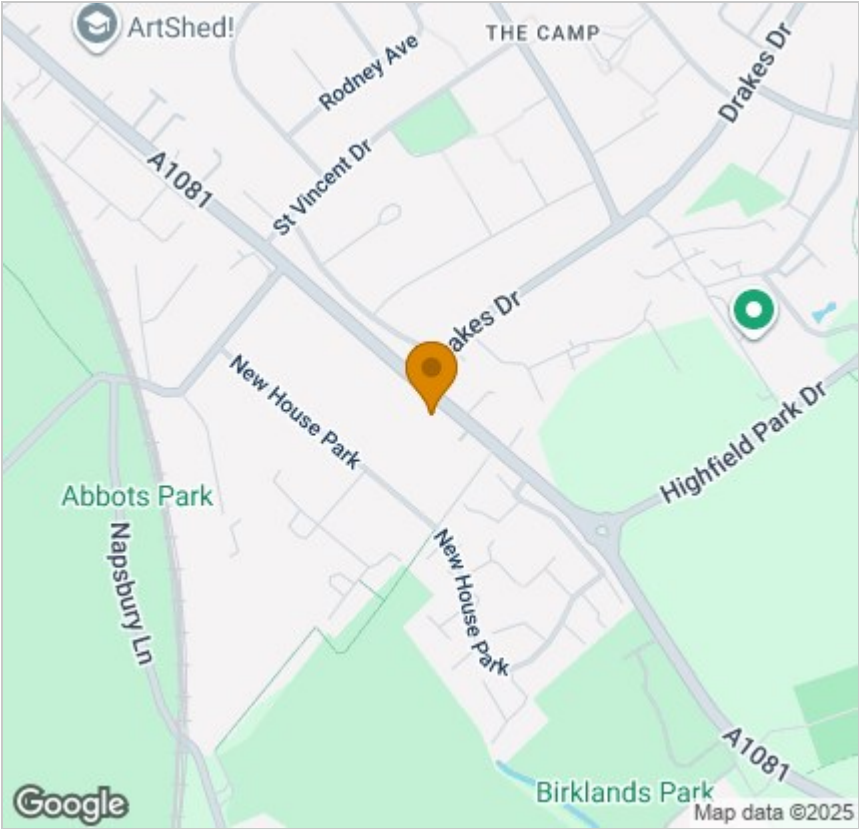
Viewing

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

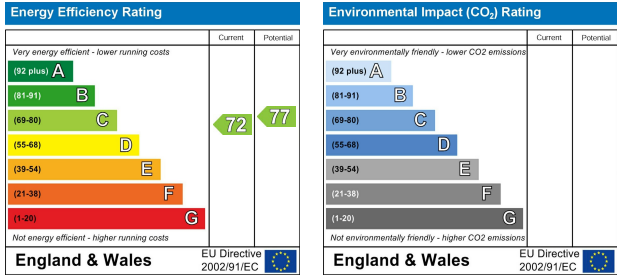
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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



Paul Barker  
ESTATE AGENTS