



7 Spencer Gate, St. Albans, AL1 4AD

Guide price £1,150,000 Freehold



7 Spencer Gate

St. Albans, AL1 4AD

An attractive and skilfully extended 1930s semi-detached house located in a quiet close in the popular Bernards Heath area of St Albans. The property has been thoughtfully updated to include a rear extension, loft conversion and features a southwest-facing rear garden and no onward chain.

The accommodation begins with a covered entrance porch leading to a welcoming hallway with stairs to the first floor. To the front, there is a spacious bay-fronted lounge featuring wooden flooring and built-in storage cupboards. To the rear, a beautifully designed open-plan kitchen/dining/family room with a cosy log burner set in an exposed brick fireplace within an ideal space for modern living, with bi-folding doors opening onto the garden, a stylish fitted kitchen with a range of wall and base units, and an island with breakfast bar. A separate utility room and a WC complete the ground floor.

Upstairs, the first floor provides two generous double bedrooms with fitted wardrobes, a fourth bedroom, and a modern family bathroom. The second floor is home to the principal bedroom, enjoying a bright dual aspect, an exposed brick chimney breast, built-in storage, and an en-suite shower room. There is also a useful storage cupboard on the landing.

Outside, the frontage garden features a block-paved driveway offering off-street parking, with mature hedging and side access to the rear. The delightful approx. 90ft southwest-facing garden includes an extensive patio area ideal for entertaining, a well-maintained lawn, and a wooden shed.

Spencer Gate is a sought-after address in Bernards Heath, ideally positioned for excellent local schools, nearby shops, and within easy walking distance of St Albans mainline station and the vibrant city centre.





ACCOMMODATION

Entrance Hall

Lounge

13'10 x 11'10 (4.22m x 3.61m)

Kitchen/Dining/Family Room

29'1 x 18'10 (8.86m x 5.74m)

Utility Room

WC

FIRST FLOOR

Bedroom

14'3 x 12'2 (4.34m x 3.71m)

Bedroom

13 x 11'5 (3.96m x 3.48m)

Bedroom

8'6 x 6'10 (2.59m x 2.08m)

Bathroom

SECOND FLOOR

Bedroom

17'4 x 12'8 (5.28m x 3.86m)

Ensuite

Storage Room

OUTSIDE

Paved Driveway

Rear Garden

90 (27.43m)

Floor Plan



Total area: approx. 149.0 sq. metres (1604.0 sq. feet)

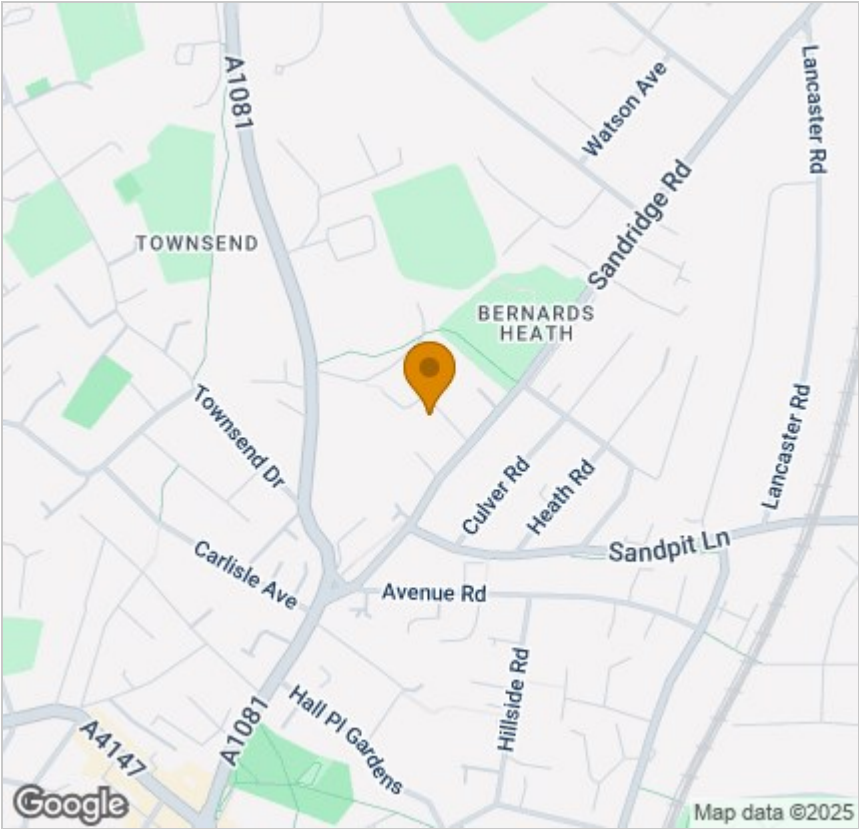
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

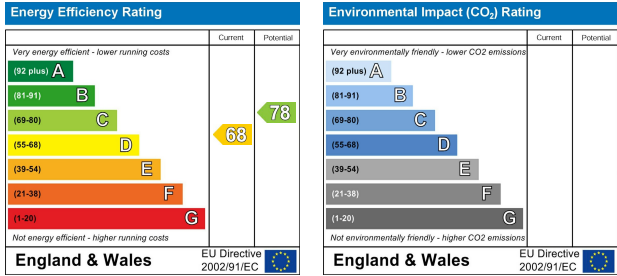
Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



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

Paul Barker
ESTATE AGENTS