



61 Verulam Road, St Albans, AL3 4DJ

Guide price £995,000 Freehold



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A wonderful opportunity to purchase a substantial Victorian house of 1916sq.ft. on the sought-after Verulam Road, within easy walking distance of the City centre and the mainline station to London St Pancras International. The property offers excellent potential to enhance and reconfigure the layout into a superb family home. Currently arranged as two apartments, it remains a Freehold house and can be simply modified to be enjoyed as an impressive dwelling.

A covered porch and part-glazed front door open into a welcoming entrance hall with stairs to the first floor and doors to the ground-floor rooms. The generous lounge features a sash bay window and central fireplace, with connecting doors to a spacious dining room with fireplace and double doors to the rear garden. The extended 23ft kitchen/breakfast room enjoys a dual aspect with double doors to the garden with a range of wall and base units. There is also a convenient downstairs bathroom and a door giving access to steps down to two superb, flexible basement rooms with a front window.

The first-floor landing provides access to the loft, a built-in cupboard, and all bedrooms. The main double bedroom has a front aspect and fireplace; the second double also has a fireplace and overlooks the rear garden. The third bedroom, currently used as a kitchen, has a rear window and an external door with steps to the garden.

Externally, there's a low-maintenance front garden with tiled pathway. To the rear is a southwest-facing garden with a patio to the rear and side and enjoys plenty of natural light.

This characterful Victorian home sits within the Central Old Conservation Area, close to St Albans Abbey, Verulamium Park, the City centre, and the mainline station into London St Pancras.





ACCOMMODATION

Entrance Hall

GROUND FLOOR

Lounge

14'10 x 13 (4.52m x 3.96m)

Dining Room

11'4 x 13'3 (3.35m x 4.04m)

Kitchen/Breakfast Room

23' x 10'10 (7.01m x 3.30m)

Bathroom

BASEMENT

Basement Room 1

17'10 x 13'5 (5.44m x 4.09m)

Basement Room 2

17'10 x 10'2 (5.44m x 3.10m)

FIRST FLOOR

Bedroom 1

13'7 x 13'3 (4.14m x 4.04m)

Bedroom 2

11'4 x 13'3 (3.45m x 4.04m)

Kitchen (Bedroom 3)

11'11 x 11'2 (3.63m x 3.40m)

Bathroom

Balcony

OUTSIDE

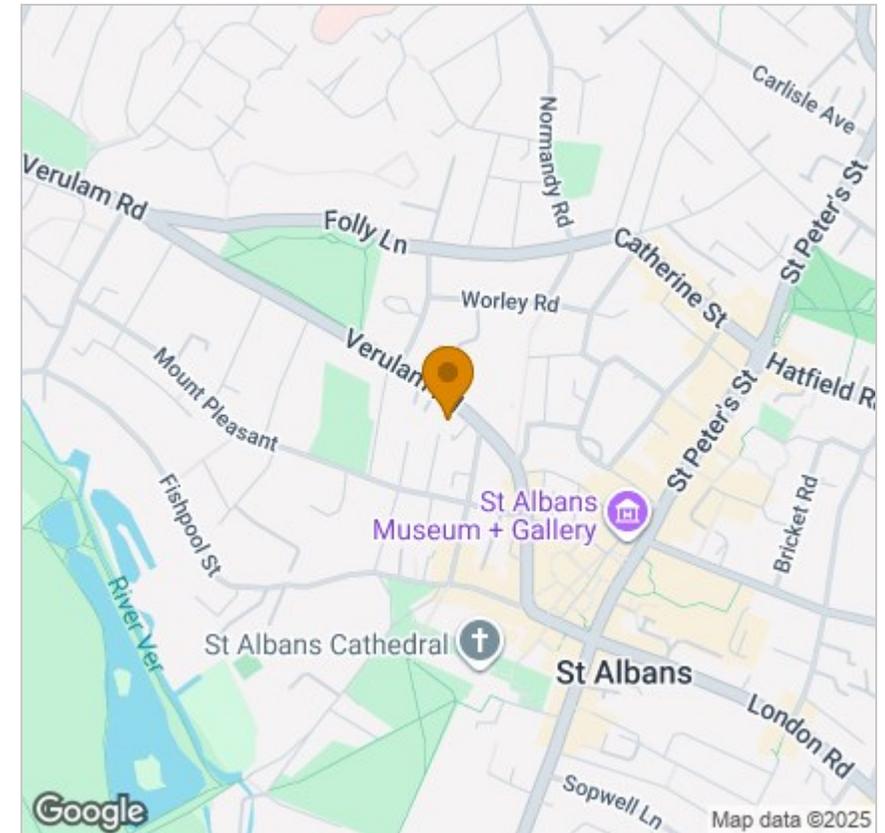
Front Garden

Rear Garden

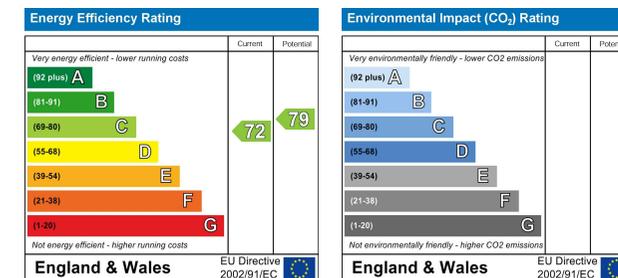
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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