





## 61 Verulam Road

St Albans, AL3 4DJ

A wonderful opportunity to purchase a substantial Victorian house of 1916 sq.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 is 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 1.22m 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

### Bedroom1

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



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

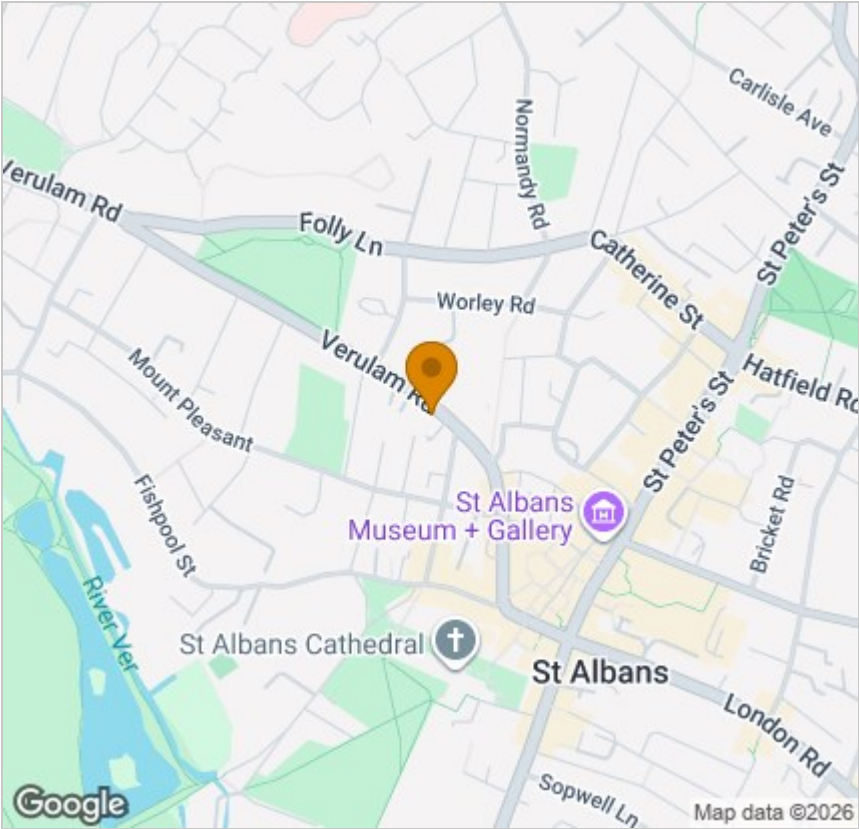
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Viewing

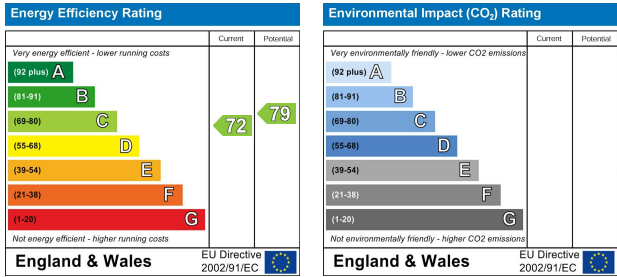
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Area Map



Energy Efficiency Graph



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