



36 Warwick Road, St. Albans, AL1 4DL

Guide price £750,000 Freehold



Paul Barker  
ESTATE AGENTS

## 36 Warwick Road

St. Albans, AL1 4DL

A rare opportunity to purchase a detached three bedroom Victorian house with an EV Charger and solar panels, blending period charm with modern living in the highly sought after Bernards Heath area of St Albans.

The accommodation begins with a covered porchway and a front door which opens into a hallway with doors to rooms. There is lounge at the front with bay Sash windows and a period feature fireplace. A doorway leads through to a dining room with wooden flooring, stairs to the first floor and window overlooking the rear garden. The modern kitchen provides a range of wall and base units with an integrated hob and oven and recesses for white goods. A door leads through to a rear utility room including a W.C with underfloor heating throughout. There is also a sash style window and a side door with access to the rear garden.

Upstairs, the landing provides access to bedrooms including the master bedroom with two sash windows and a period feature fireplace. The second bedroom also has a period style fireplace and the well-proportioned third bedroom overlooks the rear garden. To conclude the first floor is a stylish fully tiled underfloor heated bathroom with a white suite comprising a bath with a waterfall shower above, a basin with fitted storage and a W.C.

Externally there is frontage with shrubs, a low level brick wall to the side leading to the front door. There is an EV charger fitted to the front of the house and Solar Panels fitted to the roof. To the rear is a delightful rear garden with a paved patio area, a green house and a pleasant lawn, to the rear is a useful wooden shed. There is access via a side passageway and gate to the front.

Warwick Road is in the heart of Bernards Heath conveniently located within 15 minutes walk of the mainline train station and St Albans City centre. There are very highly regarded local Primary Schools and the green open space of Bernards' Heath with a children's play area very close to hand.





## ACCOMMODATION

### Hallway

### Lounge

12'7 x 9'11 (3.84m x 3.02m)

### Dining Room

15'7 x 13'3 (4.75m x 4.04m)

### Kitchen

11'3 x 7'8 (3.43m x 2.34m)

### W.C

## FIRST FLOOR

### Principal Bedroom

10'8 x 13'3 (3.25m x 4.04m)

### Bedroom Two

12'7 x 10'1 (3.84m x 3.07m)

### Bedroom Three

11'3 x 7'8 (3.43m x 2.34m)

### Bathroom

## EXTERNAL

### Frontage

### Rear Garden

### Shed

### Greenhouse



## Floor Plan



Total area: approx. 86.5 sq. metres (931.0 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  
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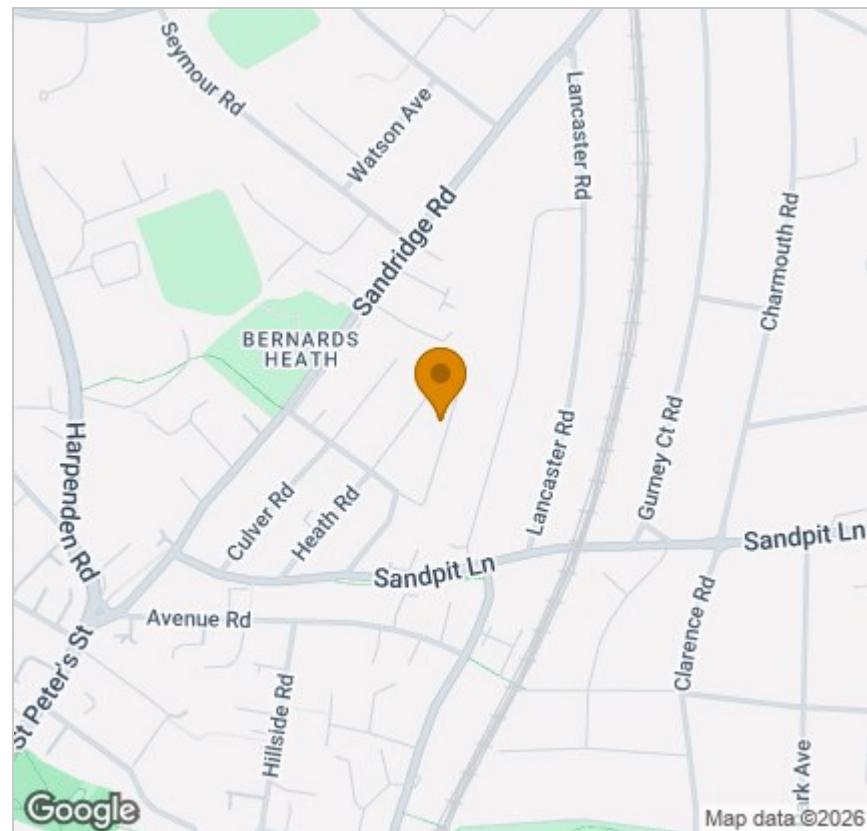
## Viewing

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

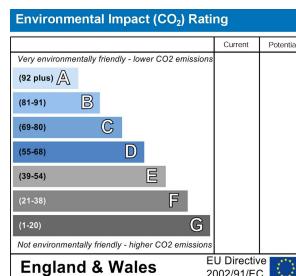
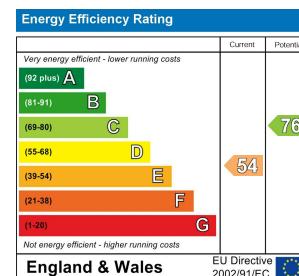
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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph



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