



11 Blenheim Road, St. Albans, AL1 4NS

Guide price £1,500,000 Freehold



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St. Albans, AL1 4NS

This beautifully presented Edwardian semi-detached home offers an ideal blend of period charm and modern convenience, set on a highly desirable street within walking distance of St Albans City centre, the mainline station, Clarence Park, and excellent schools. Highlights include a detached garage, a stunning 140ft west-facing garden, and a contemporary garden cabin, perfect for home working or as a gym.

A covered front door opens into a welcoming entrance hall with original features, high ceilings, and a downstairs WC. The elegant front lounge boasts a bay window with plantation shutters, exposed floorboards, a central fireplace, and a side window. Another door leads to a useful utility room.

At the rear, a bright and spacious kitchen/dining room is filled with natural light from side windows and bi-folding doors opening onto the garden. Fitted with light-toned cabinetry and integrated appliances, it's ideal for family life and entertaining.

Upstairs, the first floor offers three generous double bedrooms, including a lovely principal room with bay window and fitted wardrobes. Two rear-facing bedrooms overlook the garden, one with built-in storage, and a stylish family bathroom features a bath, separate shower, basin, and WC.

The second floor provides a spacious double bedroom with Velux and side window, a further bathroom, and a versatile room ideal as a study or child's bedroom, plus excellent eaves storage.

The 140ft west-facing rear garden is a standout feature, with a patio, lawn, mature borders, second seating area, and a modern garden cabin with power. The detached garage/workshop includes a WC, sink, storage units, rear window, and even a wine cellar.

This exceptional home combines period elegance, modern living, and a prime location, ideal for growing families and professionals alike.





ACCOMMODATION

Entrance Hall

Lounge/Family Room

25'6 x 13'11 (7.77m x 4.24m)

Utility Room

Kitchen/Dining Room

26'7 x 9'10 (8.10m x 3.00m)

WC

Wine Cellar

9'10 x 9'1 (3.00m x 2.77m)

FIRST FLOOR

Bedroom 1

17'8 x 14'4 (5.38m x 4.37m)

Bedroom 2

12'5 x 11'11 (3.78m x 3.63m)

Bedroom 3

14'10 x 9'10 (4.52m x 3.00m)

Bathroom

SECOND FLOOR

Bedroom 4

15'3 x 12'3 (4.65m x 3.73m)

Study/Bedroom 5

7'8 x 5'7 (2.34m x 1.70m)

Bathroom

OUTSIDE

Paved Front Garden

Rear Garden

140 (42.67m)

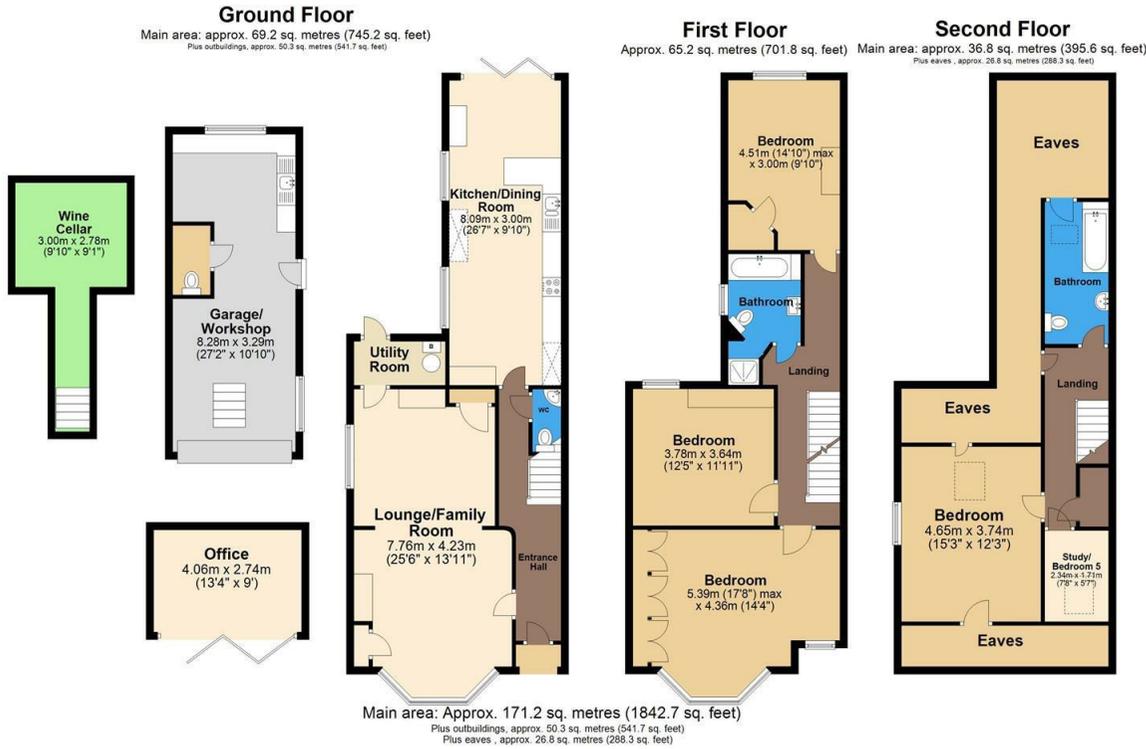
Office

13'4 x 9

Garage/Workshop

27'2 x 10'10 (8.28m x 3.30m)

Floor Plan



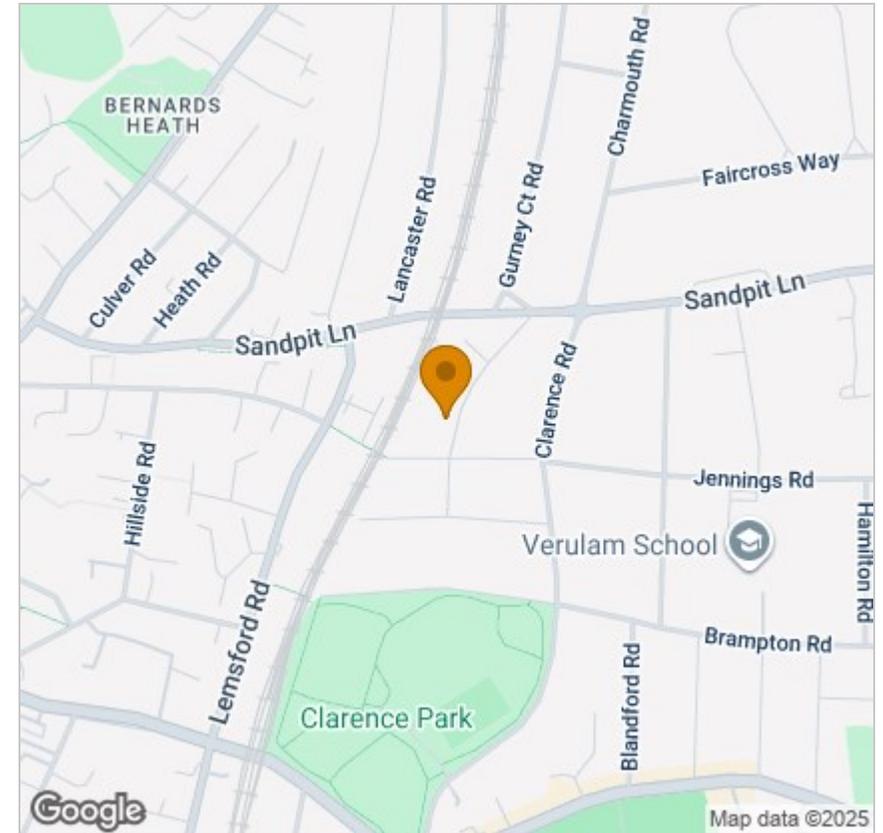
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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Area Map



Energy Efficiency Graph

