



West View Road

St. Albans | Hertfordshire | AL3 5JX

Guide Price £997,500

FINE & COUNTRY
fineandcountry.com™

STEP INSIDE

West View Road

Meticulously reimagined by an architect, the home has been thoughtfully remodelled to enhance spatial harmony, creating a free-flowing layout with well-balanced proportions and an effortless connection between living spaces. Abundant natural light, exquisite craftsmanship, and meticulous attention to detail define this remarkable family home.

Among its many outstanding features is an expansive living room adorned with solid oak flooring and a charming log-burning stove, offering an inviting retreat. The heart of the home is the stunning open-plan kitchen and dining area, where a vaulted ceiling and extensive glazing flood the space with natural light, creating a perfect setting for both relaxed family living and elegant entertaining.

The beautifully landscaped southwest-facing garden, complete with private gated rear access, provides a serene outdoor sanctuary just moments from the picturesque Victoria Playing Fields. The first floor hosts three well-appointed bedrooms alongside a luxuriously designed bathroom, while the loft conversion has transformed the attic into a breathtaking double bedroom and office space, boasting panoramic countryside views.

Further enhancing the home's versatility, the thoughtfully designed basement offers a stylish playroom, a guest cloakroom, a well-equipped utility and storage area, and a separate front access door. This truly outstanding property presents an unparalleled opportunity to acquire a distinguished residence in one of St. Albans' most sought-after locations.









STEP OUTSIDE

West View Road

Prime Location & Conservation Charm

West View Road is nestled within the highly sought-after St. Albans Conservation Area, offering a picturesque and tranquil setting steeped in history. Lined with elegant period homes and mature greenery, this prestigious address combines old-world charm with modern convenience, creating a truly desirable living environment. The area's distinct character and well-preserved architecture enhance its exclusivity and enduring appeal.

Outstanding Connectivity & Convenience

Despite its peaceful ambiance, West View Road enjoys exceptional connectivity, with St. Albans City Station just a short walk away, providing fast and frequent train services to London St Pancras in under 20 minutes. The vibrant city centre is also within easy reach, offering an array of boutique shops, fine dining restaurants, and cultural attractions, making everyday living both seamless and enriching.

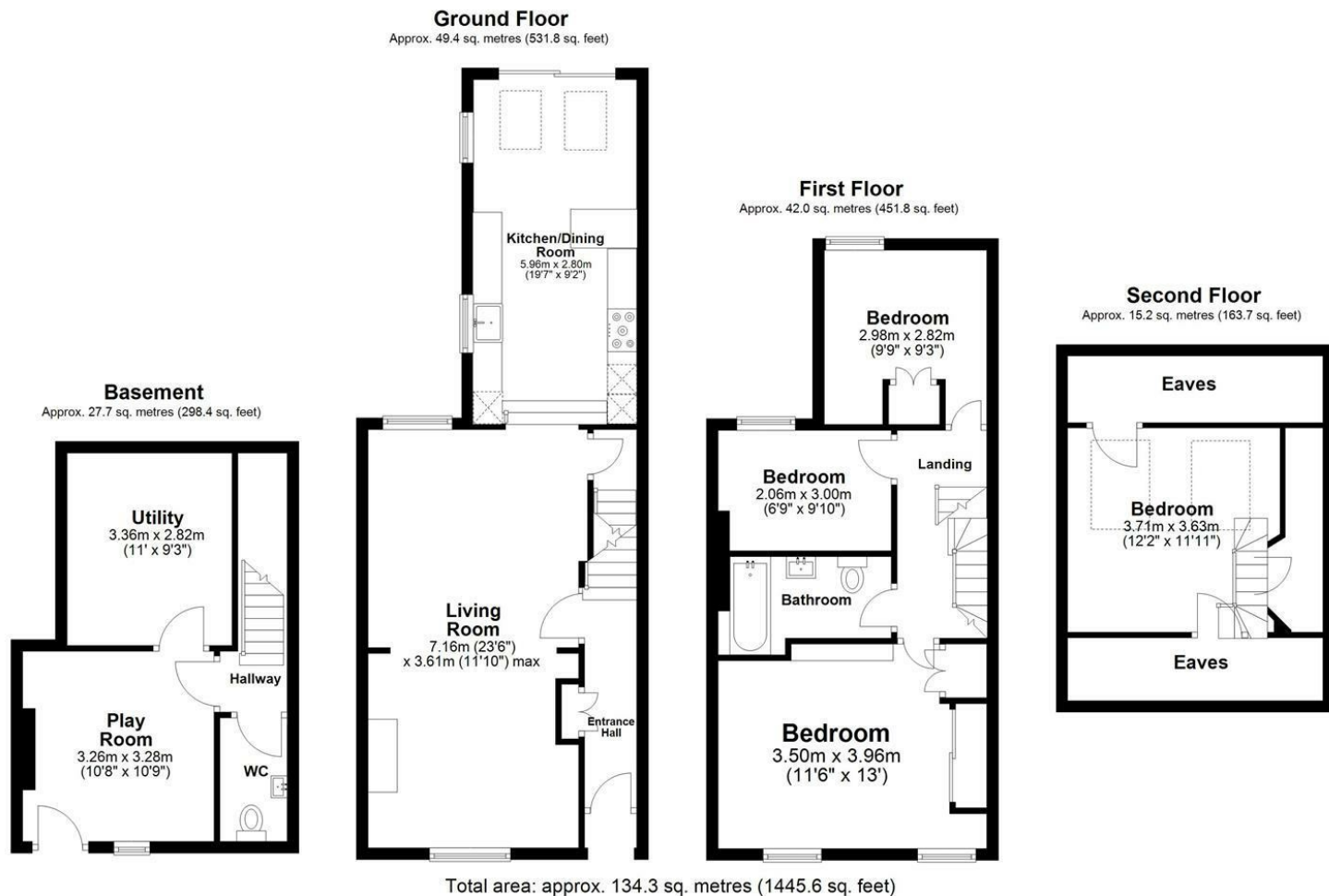
Proximity to Green Spaces & Recreation

Residents benefit from an abundance of nearby green spaces, including the scenic Verulamium Park and the charming Victoria Playing Fields, perfect for leisurely walks, outdoor activities, and family outings. The area also boasts a selection of prestigious schools, such as St Albans School and St Albans High School for Girls, making it an ideal setting for families seeking a balance between nature and top-tier education.

A Highly Coveted Residential Community

West View Road is renowned for its strong sense of community and exclusivity, attracting professionals, families, and discerning homeowners who appreciate the refined lifestyle it offers. With its blend of architectural elegance, outstanding amenities, and a peaceful yet connected atmosphere, this distinguished address remains one of the most desirable places to live in St. Albans.





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.

- Four Bedrooms
- Prestigious & Sought After Location
- Architect-Designed Remodel
- Bright & Spacious Through Lounge
- Stunning Open-Plan Kitchen & Dining Room
- Southwest-Facing Landscaped Garden
- Loft Conversion with Breath taking Views
- Versatile Basement Level with Cloakroom
- Complete Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.

fineandcountry.comTM

