

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

St. Bernards Road, St. Albans, Herts AL3 5RA



Guide Price £2,475,000 Freehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)

An imposing 5 bedroom detached home located in the heart of St Albans which has been immaculately modernised and renovated by the current owners. St Bernard's Road is a private road in the centre of St. Albans, a ten-minute walk from the main high street and a fifteen-minute walk from the mainline station which provides direct access to London St Pancras in just 20 minutes. Residents have easy access to a wide array of leisure facilities, parks, restaurants, pubs, shops and places of historic interest. Road users have easy access to the M25, M1 and A1 and three main London airports are all an easy journey away - London Heathrow Airport (40 minutes), London Luton Airport (25 minutes) and London Stansted Airport (60 minutes).

## CURRENT OWNER'S THOUGHTS

We love the property's central location meaning that the best of everything St Albans has to offer is on our doorstep; it's a short walk to the main rail station and the shops and restaurants in the city centre and we are right next to the green space of St Bernards Heath and excellent schooling.

When we bought the house over 10 years ago it was a renovation project. We are delighted with the refurbishment which has retained many of the property's striking original features, such as the full height sash windows in the front aspect, whilst opening up and modernising the living space, and letting more light into every room. We hope the new owners will be as happy here as we have been.



## GROUND FLOOR

Engineered wood flooring and underfloor heating throughout. The front elevation contains 6 full height double glazed sash windows with solid glazing bars.

### Drive & Porch

Drive & porch: a block paved driveway with parking for up to four cars leads to a covered porch.

### Entrance Hall

Bright, airy, entrance hallway, under stairs cupboards and pullout drawers for shoe storage, stairs leading to upper level, doors leading to Kitchen, Lounge, Dining Area, Utility and Cloakroom.

### Lounge

**19'4" x 14'11" (5.91 x 4.56 )**

Sash windows in front and rear aspects, remote-controlled gas fire set in a marble fireplace, TV cabinet and storage.

### Study/Library

**23'6" x 8'0" (7.18 x 2.44)**

Large bookcase in the front half with fitted office furniture in the rear half.

### Ground Floor Cloakroom

Accessed via a sliding pocket doorway from the entrance hallway, etched glass sash window in front aspect, W.C, wall mounted wash hand basin.

### Utility Room

Range of base and eye level units with quartz work surface, stainless steel sink unit, plumbed for washing machine and space for tumble dryer.

### Kitchen /Dining Room

**35'1" x 23'1" (10.7 x 7.05)**

Kitchen: two full height windows to rear aspect, range of base and eye level units with quartz work surfaces and splashbacks, integrated appliances including dish washer, coffee machine, microwave, fridge, freezer and temperature controlled wine storage, refuse bin drawer, breakfast bar with integrated cupboard storage and pendant lighting, connecting to open plan Dining Area.

Dining Area: triple aspect full height windows to side, front and rear aspects, French doors opening out onto the garden, built in storage cupboards, pendant lights and inset spotlights.



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## FIRST & SECOND FLOORS

Carpeted with radiators. On the first floor, there are double glazed sash windows in the front, right and rear aspect, all with solid glazing bars. On the second floor, there are rooflights in the front and side aspects and dormer windows in the rear aspect.

### First Floor Landing

Access to Master Bedroom, Bedrooms two, three and four, and the Family Bathroom.

### Master Bedroom

**19'6" x 13'5" (5.95 x 4.11)**

A spacious master bedroom with sash windows to front and rear aspects, fitted blinds and wardrobes, wall mounted bedside cabinets, sliding pocket door leading to Dressing Area.

### Dressing Area

**9'6" x 7'3" (2.9 x 2.21)**

Range of fitted wardrobes and drawers, door leading to En-suite.

### En-suite

Etched glass sash window to front aspect, tiled flooring and walls, electric underfloor heating, wall mounted wash hand basin with vanity unit below and mirrored cabinet above with LED lighting, free standing bath with chrome mixer taps, wall-mounted low level flush W.C, chrome heated towel rail, walk in shower.

### Bedroom Two

**16'10" x 12'9" (5.14 x 3.90)**

Fitted wardrobes and drawers, fitted blinds, wall mounted bedside cabinets, sliding pocket door leading to En-suite.

### En-suite

Tiled flooring and walls, electric underfloor heating, chrome heated towel rail, wall mounted hand wash basin with vanity unit below and mirrored cabinet above, shower cubicle and wall-mounted low level flush W.C.

### Bedroom Three

**10'5" x 9'9" (3.20 x 2.98)**

Fitted wardrobes and drawers.

### Bedroom Four

**11'10" x 9'10" (3.62 x 3.02)**

Fitted wardrobes and drawers.

### Family Bathroom

Etched glass sash window to rear aspect, tiled flooring and walls, electric underfloor heating, bath,

shower cubicle, wall mounted hand wash basin with vanity unit below and mirrored cabinet above, W.C, chrome heated towel rail.

### Top Floor Landing

Storage cupboards in eaves, doors leading to Bedroom 5 and Study.

### Bedroom Six/Study

**25'0" x 9'1" (7.63 x 2.79)**

Currently used as a second study but could function as a sixth bedroom or playroom. Storage cupboards into eaves.

### Bedroom Five/Guest Bedroom

**14'6" x 12'1" (4.44 x 3.70)**

Storage cupboards into eaves, door to En-suite.

### En-suite

Tiled walls and flooring, electric underfloor heating, walk in shower, wall-mounted low level flush w.c, wall mounted wash hand basin with vanity unit and chrome heated towel rail.

## OUTSIDE

**52'9" x 51'11" (16.1 x 15.83)**

Enclosed, and very private side garden with paved and lawn areas, mature trees and shrub area, garden shed.

### Outside Front

**48'9" x 28'2" (14.87 x 8.6 )**

Approached via a private road leading to large, block paved driveway with off street parking, refuse bin storage unit, access to garden.

### Agent's Notes

Belvoir are advised;  
Council tax - St Albans band G

### Belvoir Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

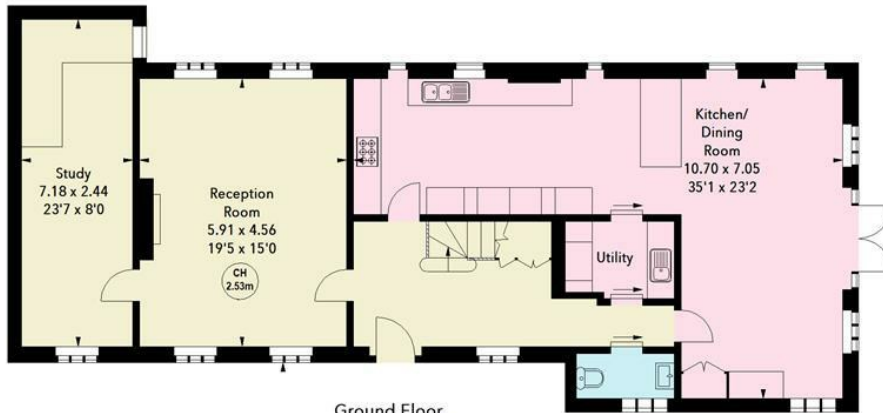


## St Bernard's Road, AL3

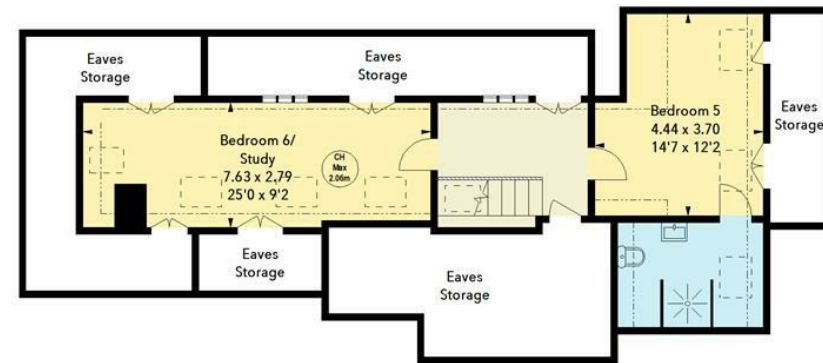
Approximate Area = 289.57 sq m / 3117 sq ft  
(Excluding Eaves Storage)  
Eaves Storage = 48.96 sq m / 527 sq ft



Key:  
CH - Ceiling Height



Approx. 117.52 sq m / 1265 sq ft



Approx. 107.11 sq m / 1153 sq ft



Approx. 113.90 sq m / 1226 sq ft



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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