



Because property is personal with...

**Alma Road, St Albans**

**BELVOIR!**



**Guide price £1,150,000**



## Key Features

- Detached Period Property
- Development & Refurbishment Project
- Driveway for Numerous Vehicles
- Laid out over Four floors
- Potential to extend and develop stpp
- Prime location
- EPC rating E
- Freehold







## Magnificent Six-Bedroom Detached Character Property in St Albans - A Prime Investment Opportunity

Belvoir St Albans is thrilled to bring to market this imposing six-bedroom detached property, rich with character and ideally situated less than a mile from St Albans Town Centre. This distinctive home offers a unique opportunity for investors, developers, or families looking to create a dream home in a prestigious location.

Located within walking distance to the Thameslink train station, providing convenient access to London and beyond, this property is perfectly positioned for commuters or those seeking the vibrancy and historic charm that St Albans has to offer. The property stands on an impressive plot, with scope for further development or conversion (subject to planning permission), including the potential to be divided into flats, making it an ideal investment opportunity for developers.

Entrance Hallway

Lounge

Family Room

Dining Room

Kitchen/Breakfast Room

Utility Room

Cloakroom

Shower Room

Basement

Landing

Bedroom One

Bedroom Three

En Suite

Bathroom

Bedroom Two

Second Floor

Bedroom Four

Bedroom Five

Guest Bedroom

Outside Front

Outside Rear

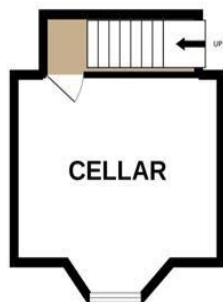
### BELVOIR DISCLAIMER

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.

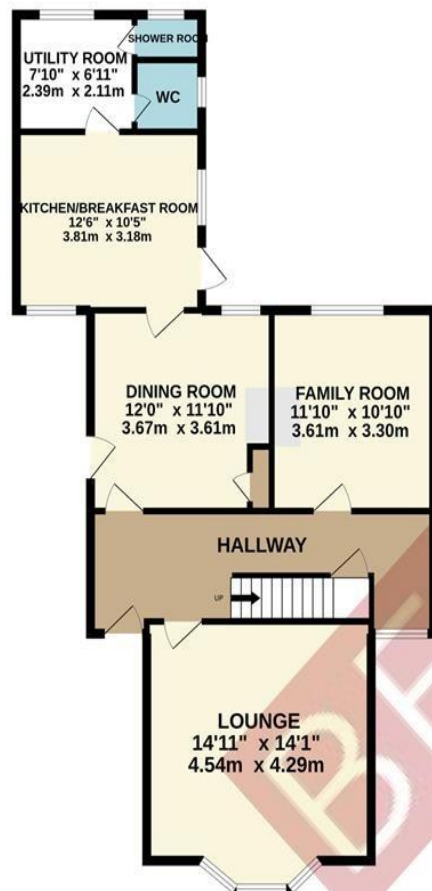
### Agent Notes

Belvoir are advised;  
Council tax: St Albans Band G

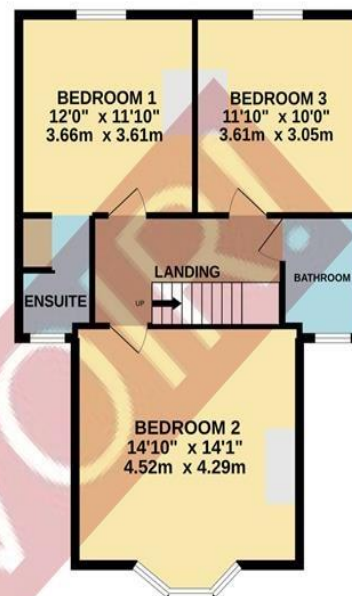
**BASEMENT**  
188 sq.ft. (17.5 sq.m.) approx.



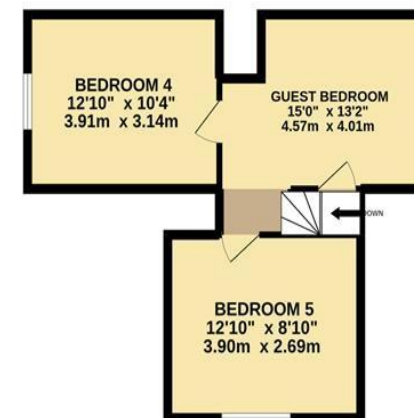
**GROUND FLOOR**  
841 sq.ft. (78.1 sq.m.) approx.



**1ST FLOOR**  
642 sq.ft. (59.7 sq.m.) approx.



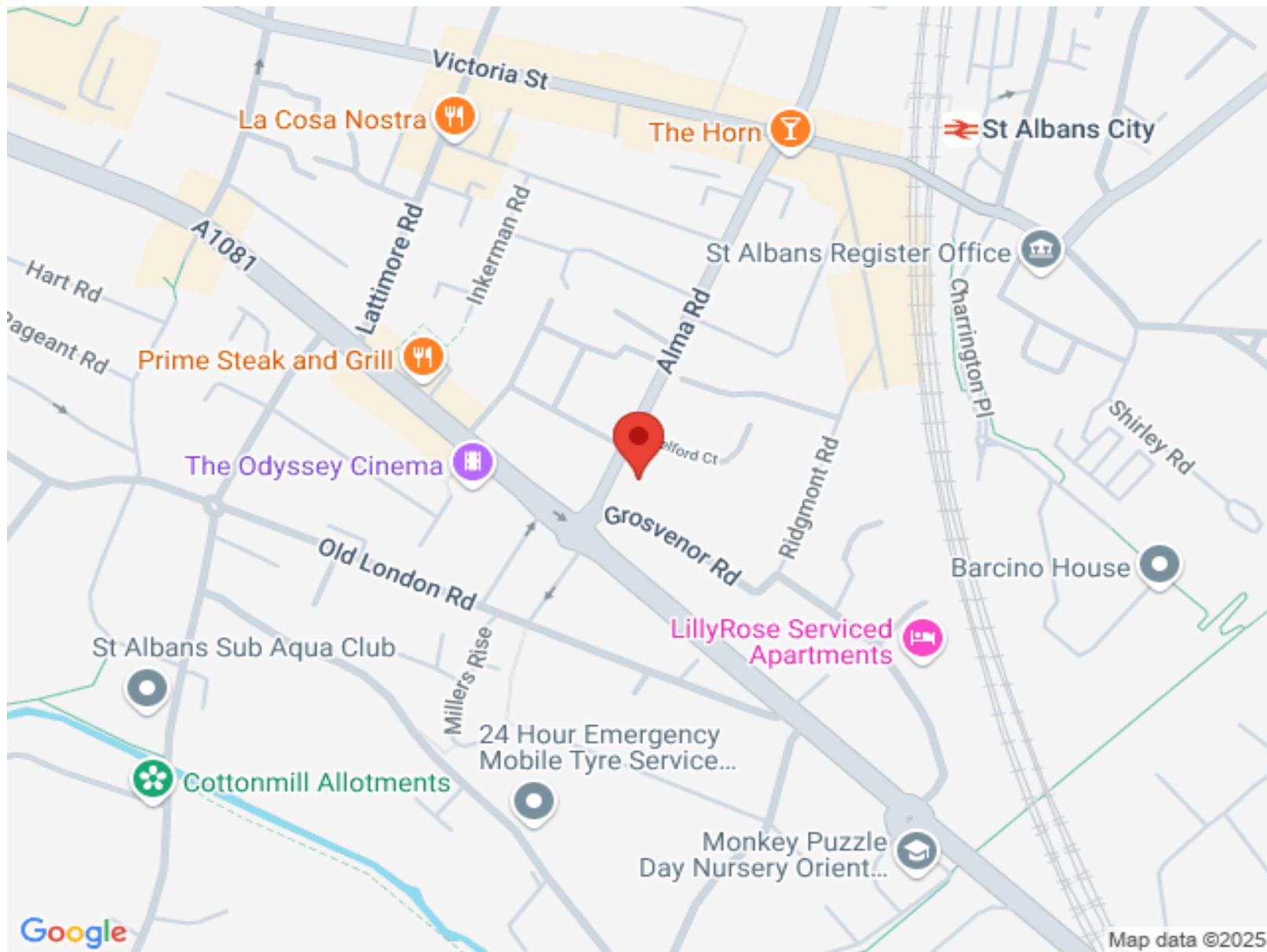
**2ND FLOOR**  
428 sq.ft. (39.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2098 sq.ft. (194.9 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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