



King's Road, St. Albans



DAVID CHADWICK  
ST ALBANS



## 53 King's Road, St. Albans, AL3 4TQ

Entrance-hall | Sitting room | Dining room | Kitchen/breakfast room | 3 Bedrooms | First floor Bathroom | Gardens | Scope to convert loft & extend to the rear subject to the usual consents | Council Tax Band E - £2,512.21 | EPC rating D

### The Property

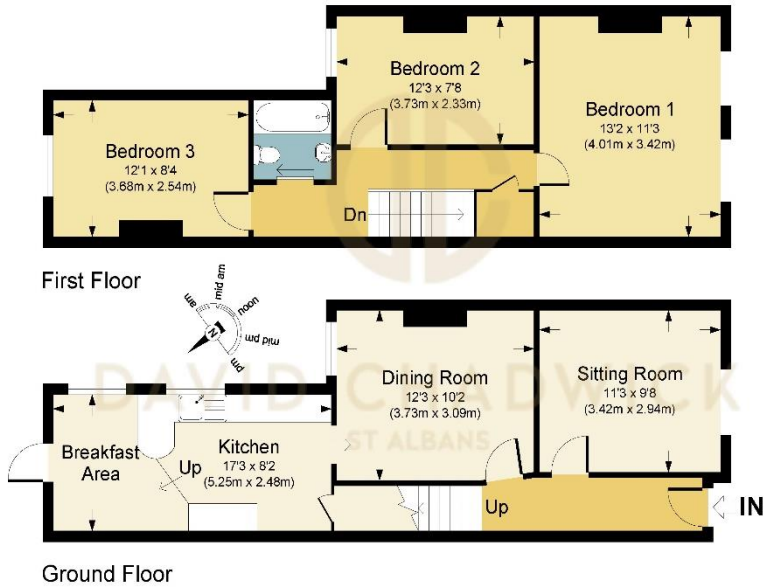
An excellent Edwardian terraced house offering great scope to improve and enlarge situated in a highly desirable cul-de-sac located in the heart of the old conservation area. The city centre and both stations are within easy reach, as are extensive local amenities and highly regarded schools. In addition, King's Road enjoys an enviable position on the edge of St Michaels Village and is very close to Verulamium Park & Lakes and the Abbey.

To the front, the house sits behind an

attractive brick-built façade and a townhouse garden with a garden gate and steps to the front door. To the rear is a well-proportioned garden, laid mainly to lawn, with fenced boundaries and a foot path to a further footpath to the rear of the garden providing convenient pedestrian access to Mount Pleasant.

Internally, while requiring updating, offers well-planned accommodation over two floors and benefits from gas fired central heating to radiators and a recently installed boiler. On the ground floor is an entrance hall leading to two separate reception rooms, which could be combined to create a through dual aspect reception room, subject to the necessary consents. To the rear is a kitchen/breakfast room with a door to the garden and scope to extend to the rear and side. Upstairs are three spacious bedrooms and a family bathroom, while a large loft space offers scope to create further bedroom accommodation.





KINGS ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 907.61 SQ. FT. / 84.32 SQ. M.  
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