



King's Road, St. Albans



DAVID CHADWICK
ST ALBANS



21 King's Road, St. Albans, AL3 4TQ

Storm porch | Sitting/dining room | Rear lobby | Kitchen/breakfast room | Conservatory | 3 Bedrooms | Bathroom | Shower room | Garden studio | Covered store | Scope to extend to the rear subject to the usual consents | Council Tax Band E £2,634.03 | EPC rating D | Tenure - Freehold

The Property

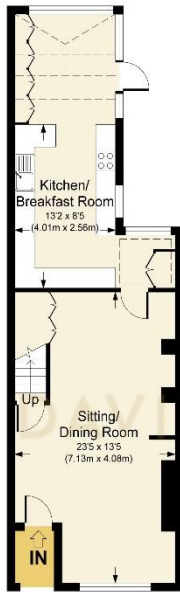
An excellent Edwardian terraced house situated in popular and convenient old conservation area cul-de-sac location within easy reach of the city centre, both stations, well regarded schools, and extensive local amenities including St Michael's Village, Verulamium Park & Lakes and the Abbey.

There is beautifully presented accommodation over three floors with to the ground floor a storm porch leading to an

open plan sitting dining room with a feature fireplace in the sitting room and fitted storage and shelving in the dining room, both areas benefit from high ceilings and feature corncicing. A lobby from the dining room leads to the kitchen breakfast room which in turn leads to a conservatory leading to the garden. A brick-built garden studio with double glazed bi-fold doors across one elevation sits at the end of the garden. With its vaulted roof line with skylights, it is flooded with light and while currently used as a studio lends itself well for use in a number of ways, as a home office, gym, or cinema room for example.

To the first and second floors and three very comfortable bedrooms, where bedrooms 1 and 2 have fitted wardrobes and pretty cast-iron fireplaces and bedroom 3 has eaves storage and is dual aspect to the front and rear. A family bathroom with storage and a stylishly appointed separate shower room complete the picture.

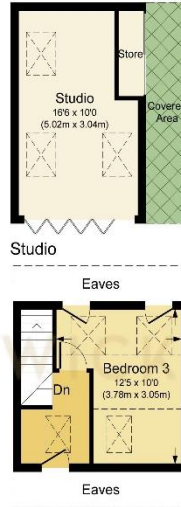




Ground Floor



First Floor



Second Floor

KING ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1250.65 SQ FT / 116.19 SQ M. INC. STUDIO
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