



Bernard Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 63 Bernard Street, St. Albans, AL3 5QL

Storm porch | Entrance hall | Sitting/dining room | Kitchen/breakfast room | 3 bedrooms | Family bathroom | Gardens | Off-street parking | Council Tax Band D - £2,155.11 p.a. | EPC rating D | Tenure - Freehold

### The Property

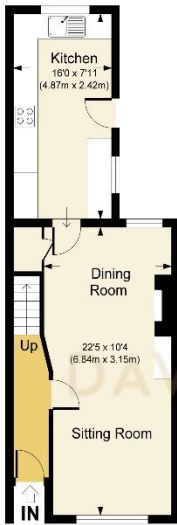
An exceptionally well-presented 3-bedroom Victorian townhouse with off street parking to a private driveway situated in a sought-after central conservation area location within easy reach of the city centre and mainline station

There is immaculately presented and stylishly appointed accommodation over three light and airy floors where to the ground floor is spacious living accommodation in the form of a dual aspect sitting dining room and a

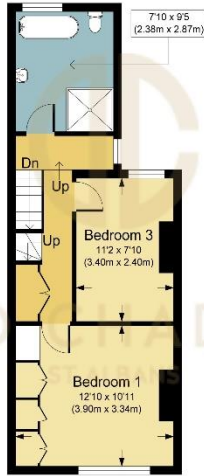
beautifully appointed kitchen breakfast room, while an entrance hall with storm porch completes the picture downstairs. To the first and second floors there are three very comfortable bedrooms, bedroom three doubling up as a guest bedroom and home office, all serviced by a four-piece contemporary bathroom with a large walk-in shower and separate standalone bath.

The house sits behind a painted brick-built façade with timber sash windows and a storm porch leading to the front door. There is a townhouse style garden in-front of the house with a brick-built boundary wall and garden gate. To the rear of the house is a well-proportioned garden enjoying a westerly aspect and gated rear access where a block paved driveway provides off street parking. The garden has been laid mainly to lawn with a large, paved terrace immediately to the rear of the house, accessed via a door from the kitchen. There are fenced boundaries and planted raised beds along with a timber garden store with serving hatch and bar.

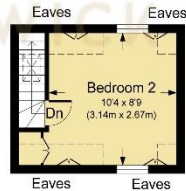
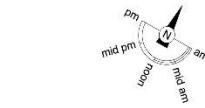




Ground Floor



First Floor



Second Floor

BERNARD STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 901 SQ FT / 84.0 SQ M.

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**To confirm:** These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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