



Worley Road, St. Albans



DAVID CHADWICK
ST ALBANS



29 Worley Road, St. Albans, AL3 5NR

Storm porch | Entrance hall | Sitting room | Dining room | Home office/study | Open-plan kitchen/breakfast/family room | Cloakroom | Utility | Four double bedrooms | Family bathroom | En-suite shower room | Gardens | EPC rating D | Council Tax Band F - £3,112.94 p.a. | Tenure – Freehold

The Property

An impressive bay-fronted Victorian townhouse with four bedrooms, four reception rooms and two bathrooms situated in a popular and convenient central conservation area location within easy reach of the city centre, both stations, well regarded schools and extensive local amenities.

This beautifully presented period residence offers spacious, well-planned and extended

accommodation over four light and airy floors. To the ground floor an entrance hall leads to two formal reception rooms, a bay-fronted sitting room with a feature fireplace and bay window to the front, with a dining room, currently used as a playroom next door. To the rear of the house is a beautiful open plan kitchen/breakfast/family room with areas for dining and sitting, two pairs of French doors to the garden, bespoke hand-painted cabinetry with granite and beech block counter tops and a central island. A useful utility/laundry, with external side access, is located through a door to one side of the kitchen, while a cloak room can be found to the rear. To the lower ground floor is a further reception room, currently used as a home office but offering scope for use in a number of ways including as a fifth occasional guest bedroom. To the first and second floors are four comfortable double bedrooms, with a stylishly appointed family bathroom with a bath and shower. A separate en-suite shower room to the rear bedroom completes the picture.





Basement

Ground Floor

First Floor

Second Floor

WORLEY ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1746.01 SQ FT / 162.21 SQ M.

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