



Pageant Road, St. Albans



DAVID CHADWICK
ST ALBANS



35 Pageant Road, St. Albans, AL1 1NB

Storm porch | Entrance Hall | Sitting room | Kitchen/dining room | 2 Double bedrooms | Bathroom | Gardens | Council Tax Band – E. £2,634.03 p.a. | EPC rating – D | Tenure – Freehold

The Property

A modern end of terrace house with a south-facing rear garden situated in a popular and convenient central conservation area location.

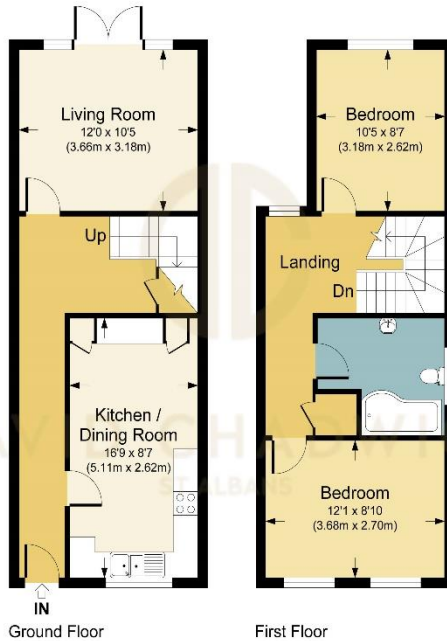
Offering well-presented and stylishly appointed accommodation over two floors with a useful storage loft above. On the first floor there are two well-proportioned double bedrooms, a spacious bathroom and a wide landing that doubles up as a pleasant home working space and benefits from a full-length feature window with

pleasant views to the rear. On the ground floor a storm porch leads to the front door and entrance hall which leads to the stairs, the stylishly appointed kitchen/dining room at the front of the house and a comfortable sitting room, overlooking and leading to the garden at the rear.

Outside

The house sits behind a brick-built façade and a walled townhouse style front garden, beneath a pitched slate hung roof with a storm porch leading to the front door. To the rear of the house, and enjoying an enviable south-facing aspect, is a well-proportioned low maintenance garden. Laid mainly to paving, with fenced and planted boundaries, a side gate, providing pedestrian passage to both Pageant Road and Albert Street, and French doors leading from the house, it makes a super back drop to this lovely home, and the ideal place for al-fresco dining and entertaining.





PAGEANT ROAD

APPROX. GROSS INTERNAL FLOOR AREA 784.2 SQ FT / 72.9 SQ M.
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