



Normandy Road, St. Albans



DAVID CHADWICK
ST ALBANS



13 Normandy Road, St. Albans, AL3 5QG

Sitting room | Family room |
Playroom/reception 3 | Kitchen/dining room
| Cloak/shower room | 3 Bedrooms | Family
bathroom | Gardens | Council Tax Band E
£2,257.13 p.a. | EPC rating D

The Property

An excellent Victorian house situated in a highly sought after central conservation area location within very easy reach of the city centre, highly regarded schools, the mainline station, and extensive local amenities.

The house has been the subject of considerable improvement in recent years with a sizable rear and side extension, internal refurbishment to include double glazed windows and a new central heating system. The ground floor accommodation includes two formal reception rooms, as well as a fantastic kitchen/breakfast room with a

dining/family area. Two elevations of Crittall style full height glazing link the interior with the exterior, creating a stunning year-round focal point and flooding the space with lots of natural light. The kitchen has been beautifully appointed with shaker style cabinetry and feature counter and flooring while large-glazed roof lights add to the feeling of light and space. A stylishly appointed shower room completes the picture on this floor. To the lower ground floor is a basement room, currently providing further occasional reception/bedroom accommodation, while on the first floor there are three comfortable bedrooms and a well-presented bathroom,

Outside

There is a smart period façade with a townhouse style walled garden, while to the rear, is a superb generously proportioned garden. South-westerly in aspect it enjoys far-reaching views and makes a wonderful backdrop and the ideal place for al-fresco dining and entertaining.





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APPROX. GROSS INTERNAL FLOOR AREA 1086.83 SQ FT / 100.97 SQ M.
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