



DAVID CHADWICK  
ST ALBANS

The Villa  
Verulam Road  
St Albans



The Villa  
Verulam Road  
St Albans AL3 4DW

An elegant period residence

## Summary

Entrance hall | Inner hall | Lobby | Utility  
Boot room | Cloak room  
Sitting room | Dining room | Family room  
Home office | Kitchen/breakfast room  
Landing | Four bedrooms  
Family bathroom  
Ensuite shower room | Dressing room  
Detached garage & carport  
Further parking  
Gardens



DAVID CHADWICK  
ST ALBANS

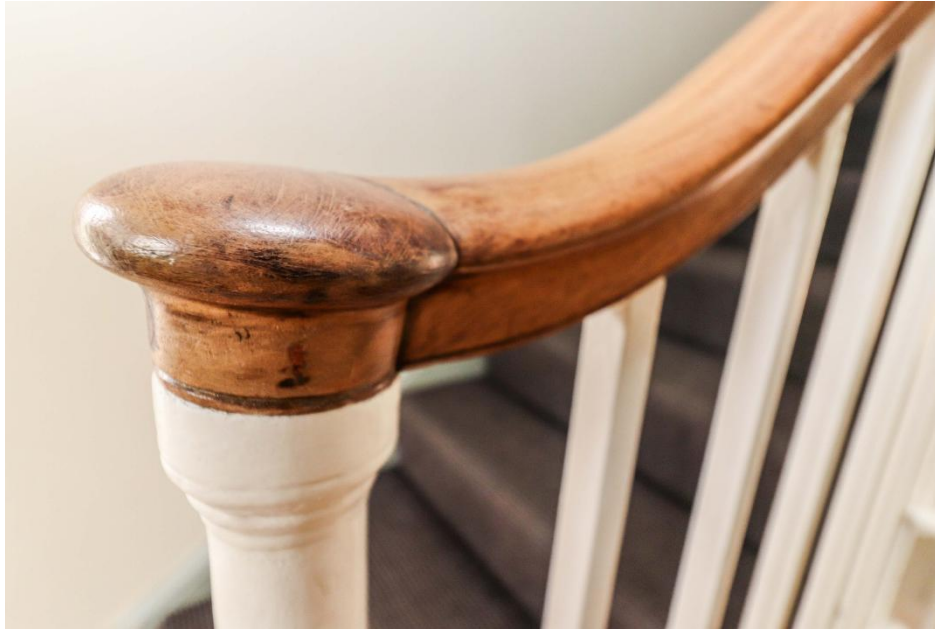




















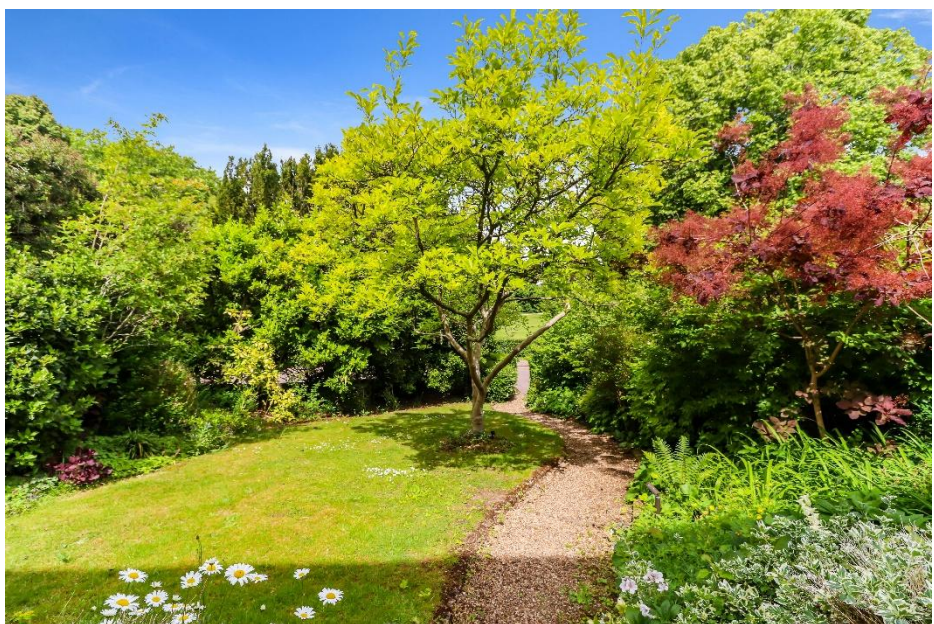
















## The Property

An imposing Grade II listed period residence with planning permission for a substantial ground floor extension and other alterations.

The current accommodation is arranged over two spacious floors with the ground floor providing a well-balanced combination of both formal and casual living spaces. At the front of the house are two elegant reception rooms, either side of a central entrance hall with stairs rising to the first floor. Each of these reception rooms features the period details one expects of the finer residences of the era, including polished wooden floors, fireplaces, high ceilings and elegant fenestration, where in both cases French doors with internal wooden shutters open onto the terrace across the front of the house.

To the rear of the house is a stylishly presented kitchen/breakfast room, which leads open plan to a dining room, with French doors to the rear garden, and via double doors to a family room, while a home office, boot room, utility and cloak room complete the picture downstairs. To the first floor are four double bedrooms, a family bathroom, a dressing room and ensuite shower room.

## Outside

Outside, The Villa occupies a generous plot with well-tended gardens to both the front and rear. Set well back and screened from the road the house occupies an elevated position behind a mature front garden. Gated access from Verulam Road provides pedestrian passage through the garden, where lawns on either side of a footpath lead to mature planted front and side boundaries, and rise to a generous terrace across the front of the house. Here there is access to the principal entrance, while French doors on either side lead from two of the formal reception rooms to the terrace which provides the ideal vantage point to view the garden and Victoria Park beyond.

Gated access to one side leads to the gardens at the side and rear of the house, while a separate shared drive from Verulam Road leads to a private lane that provides vehicular access to the end of the garden where a detached outbuilding provides garaging and a carport, with further parking and an EV charging point. Between the outbuilding and the rear elevation of the main house is a generous walled Georgian style garden benefitting from a south-facing aspect. It is laid mainly to lawn, with planted beds and boundaries and there is another paved terrace across the width of the house providing the ideal space for al-fresco dining and entertaining.

## Location

Situated in the heart of the old conservation area in an elevated position overlooking Victoria Park to the front and within easy reach of city centre, both stations, highly regarded schools, and extensive local amenities.

## Planning Permission

Planning permission has been granted  
<https://planningapplications.stalbans.gov.uk/planning> ref 5/2025/1035  
(21.07.2025) for a substantial ground floor extension and other alterations.

## General

Tenure – Freehold  
Services – Gas, electricity, water, and mains drainage  
EPC rating – D  
Council tax band – G £3,761.89 p.a.

## APPROX. GROSS INTERNAL FLOOR AREA 2,243 SQ FT / 208.40 SQ M (EXCL CARPORT)

DAVID CHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2025



david@davidchadwickstalbens.com

Mobile 07859 768597

Office 01727 857165

davidchadwickstalbens.com

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.



DAVID CHADWICK  
ST ALBANS