



Etna Road, St. Albans





## 28 Etna Road, St. Albans, AL3 5NJ

Storm porch | Entrance-hall | Through sitting/dining room | Kitchen/breakfast room | 3 Bedrooms | Bathroom | Gardens | Council Tax Band D - £2,055.51 p.a. | EPC rating D | Tenure - Freehold

### The Property

28 Etna Road is a beautifully presented bay fronted Victorian terraced house situated in a highly sought-after location within very easy reach of the city centre, mainline station, well-regarded schools, and extensive local amenities.

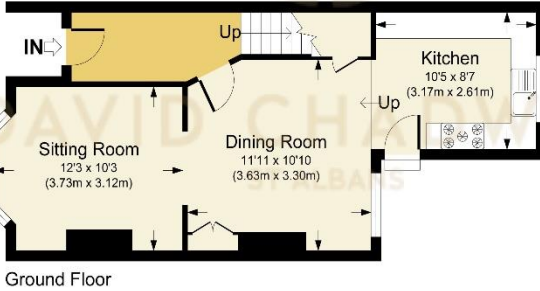
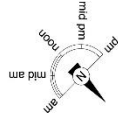
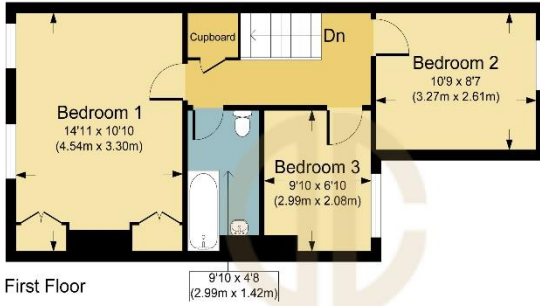
There is accommodation over two light and spacious floors, with well-planned living accommodation on the ground floor, with a storm porch and entrance hall leading to a

dual aspect through sitting/dining room, and a stylishly appointed kitchen/breakfast room. On the first floor there are three very comfortable bedrooms and a well-proportioned contemporary family bathroom. Subject to the necessary consents there is scope to extend to the side and rear of the kitchen and into the loft space.

### Outside

Outside, the house sits behind a handsome brick-built façade with attractive double-glazed sash windows while to the rear is a well-proportioned west facing garden with gated side passage access leading to the front, fenced and planted boundaries and a pleasant open aspect.





ETNA ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 861.86 SQ FT / 80.07 SQ M.

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