



## Beresford Road, St. Albans, Hertfordshire, AL1 5NP

- TWO BEDROOM COTTAGE
- CHARACTER FEATURES
- FIRST FLOOR BATHROOM
- PRETTY REAR GARDEN
- QUIET RESIDENTIAL ROAD
- APPROX. 20 MINS WALK TO STATION

**This two double bedroom cottage is situated on a quiet residential road approximately one mile from St. Albans city station, close to local amenities in both the Fleetville and Highfield Park areas of St. Albans.**

**The property boasts plenty of character features comprising of a bay fronted lounge, dining room with french doors that open directly to the rear garden, adjoining kitchen with vaulted ceiling, two double bedrooms and modern first floor bathroom. Externally the property has a small front garden and pretty garden to rear.**

**There is potential to extend (stpp) and no upper chain.**

**Asking Price: £ 425,000**

**T: 01727 839090 E: [sales@north-estates.co.uk](mailto:sales@north-estates.co.uk) [www.north-estates.co.uk](http://www.north-estates.co.uk)**



## FRONT DOOR INTO:

### LOUNGE

**14' 1" x 12' 4" into bay (4.29m x 3.76m)**

Double glazed bay window to front aspect, gas flame fireplace, solid oak wood flooring, two radiators, picture rail to ceiling, stairs rise to first floor.

### DINING ROOM

**14' 1" x 9' 11" (4.29m x 3.02m)**

French doors open to enclosed garden at rear aspect, tiled flooring, radiator, cupboard, recessed spot lighting and coving to ceiling.

### KITCHEN

**9' 9" x 5' 11" (2.97m x 1.80m)**

Comprising of a range of wall mounted units, wooden butchers' block worktop, inset butler style sink, freestanding electric oven with 4 ring gas hob, extractor hood over, space for tall fridge/ freezer, plumbing for washing machine and dishwasher, tiled flooring, gas fired boiler, two windows to side and rear aspects, two velux windows to ceiling.

## FIRST FLOOR LANDING

### BEDROOM ONE

**14' 1" x 10' 11" (4.29m x 3.32m)**

Two double glazed windows to front aspect, feature fireplace, two fitted wardrobes, radiator, picture rail, coving and recessed spot lighting to ceiling.

### BEDROOM TWO

**9' 10" x 7' 4" (2.99m x 2.23m)**

Double glazed window to rear aspect, radiator, access to loft space, picture rail and coving to ceiling.

### BATHROOM

**7' 4" x 6' 5" (2.23m x 1.95m)**

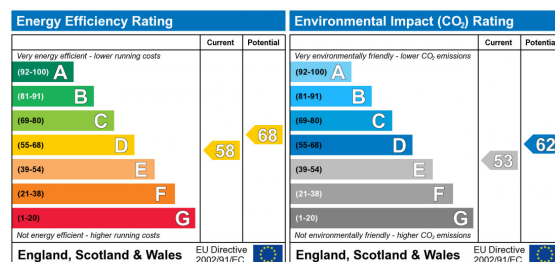
Suite comprising of a panelled bath with shower over, low level wc, wall mounted handwash basin, chrome towel radiator, tiled flooring, storage cupboard, spot lighting to ceiling, double glazed window to rear aspect.

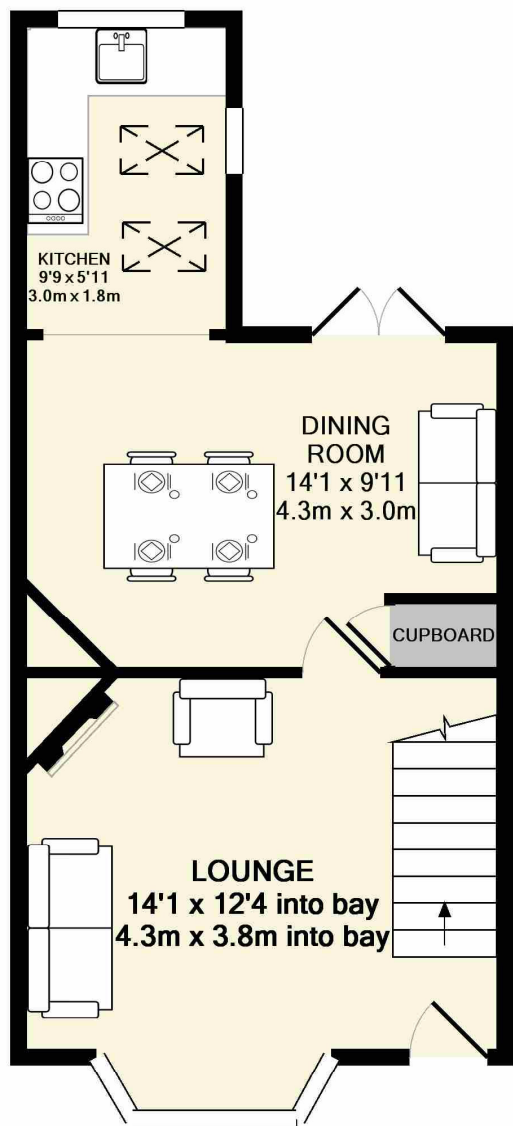
## FRONT GARDEN

Path to front door, low level brick wall.

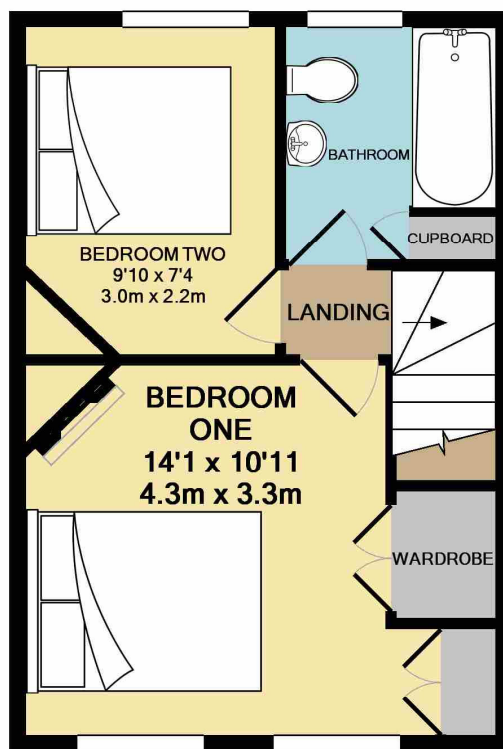
## REAR GARDEN

Mainly laid to law, paved patio area, decked area at rear of garden, shed, gated side access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 298 SQ.FT.  
(27.7 SQ.M.)

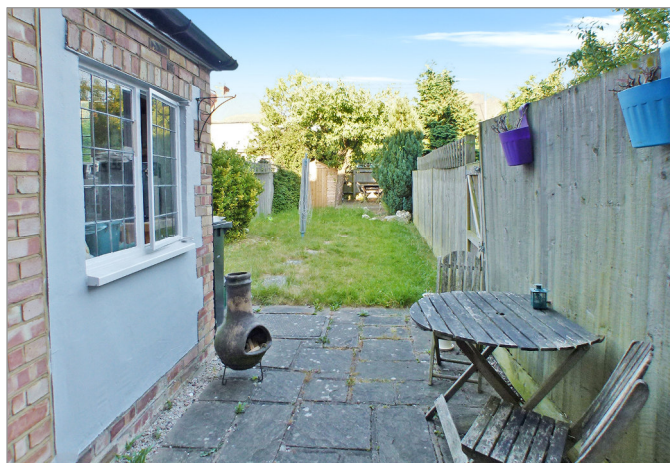
TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### PROPERTY MISDESCRIPTIONS ACT 1991:

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose.

The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor.

The agents have not had sight of the title documents.

The buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of any property before travelling any distance to view.

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