



London Road

A Two Bedroom Victorian House in St Albans

Two Double Bedroom Victorian Terraced House

£585,000

- Two Double Bedrooms • Basement • Living/Dining Room • Kitchen • Bathroom • Private Garden • Walking Distance to Town Centre & Station •

A traditional, two bedroom Victorian end of terrace house with a wealth of period features which combine beautifully with modern conveniences. The recently refurbished accommodation comprises kitchen, open plan living/dining room with French doors onto the garden, bathroom, two double bedrooms and a study in the converted basement. The pretty garden features a deck and lawn area. London Road is within easy walking distance of both St Albans city centre and Mainline Station. There is the retro Odyssey Cinema close by with local coffee shops and restaurants just a short stroll away. London Road also provides a convenient location for easy access to the motorway network.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

A stained glass front door opens into an enclosed porch with tiled flooring and room for hanging coats. Another part-glazed door leads into the open-plan living/dining room which features a fireplace which is a working fire. The room is light and airy with a window to the front aspect and double doors leading from the dining area onto the private garden. Beyond the dining room is the modern kitchen which comprises a range of wall-mounted and base units in a high-gloss finish with complementary work tops over. A door leads from the kitchen onto the modern bathroom which has a white suite with bath and shower over, basin, towel warmer and WC.

First Floor

Stairs lead to the first floor. From the landing there are two double bedrooms, one to the rear aspect and one to the front of the house.

Lower Ground Floor

Stairs lead from the dining area down to the converted basement which is an ideal space for a home office. This room has been recently tanked and there is a light well giving natural light.

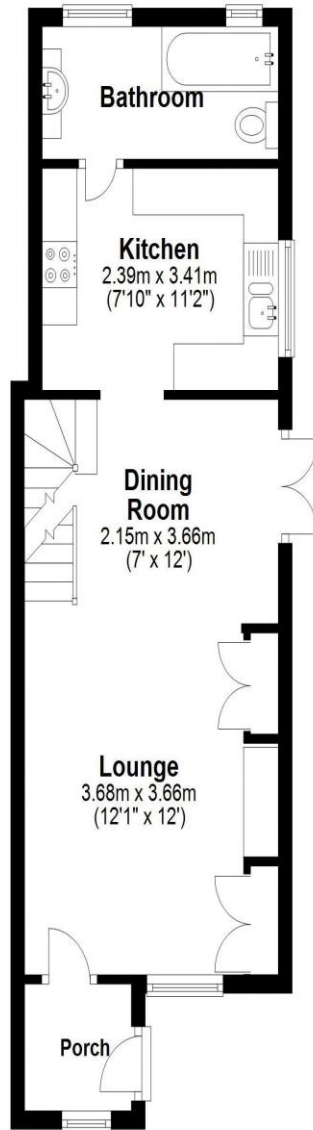
Exterior

The pretty rear garden wraps round the side of the property and to the rear. The garden is laid to shingle and lawn and there is a raised deck area, ideal for summer entertaining. There are wooden fence borders and an array of shrubs and plants. There is gated side access to the front of the property and space for a storage unit to the side of the house.



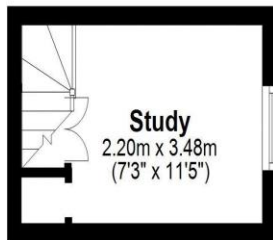
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



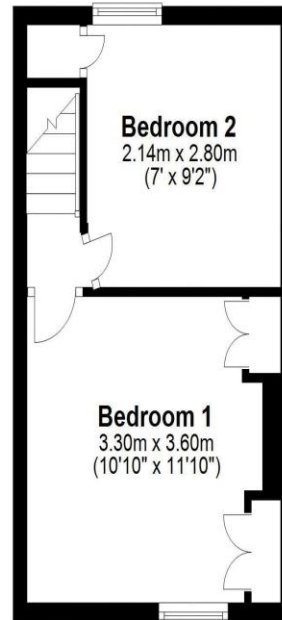
Basement

Approx. 7.7 sq. metres (82.4 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

www.louisesaunders.co.uk

T: (01727) 833381

E: louise@louisesaunders.co.uk



These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Louise Saunders Estate Agents or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given. 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 vendors do not make or give, and neither Louise Saunders Estate Agents nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.