



# Kimberley Road

A Three Bedroom Victorian House in St Albans



# Three Bedroom Victorian House in the Heart of St. Albans Conservation Area

£875,000

- Three Double Bedrooms • En-suite to Second Floor Bedroom • Luxury Family Bathroom •
- Entrance Hall • Lounge • Dining Room •
- Open Plan Kitchen • Private Garden • Walking Distance to Mainline Station & Town Centre •
- Quiet, Centrally Located Residential Road •

A traditional terraced Victorian house with three double bedrooms and a wealth of period features which combine beautifully with modern conveniences. The property is arranged over three floors with lounge, dining room, an open plan kitchen area with recently fitted kitchen, three good sized bedrooms, a spacious first floor bathroom and an en-suite to the second floor bedroom and a pretty garden to the rear. A popular, central location, Kimberley Road is a peaceful residential street, within the conservation area of St Albans city centre. The road is walking distance of both St Albans city centre and Mainline Station.





## Walking Distance of St Albans Mainline Station and City Centre

### Ground Floor

The traditional front door opens into the welcoming entrance hall with tiled flooring. A door on the left leads from the hall into the dining room which has double doors leading into the lounge and is open with the stunning open plan kitchen area. The lounge has a bay fronted window over the front aspect which floods the room in natural light. There is a beautiful feature fireplace with log burning stove and has fitted alcove cupboards either side. The kitchen has been stylishly fitted with a range of shaker style units and has a kitchen island to the centre of the room. There are a range of integrated appliances such as an induction hob and double electric ovens, dishwasher and space for a fridge freezer and washing machine. The kitchen has three sky lights and bi-fold doors onto the garden meaning that the room is flooded in natural light.

### First Floor

Stairs lead from the hallway to the first floor. From the landing are the luxury family bathroom and two of the bedrooms. The master bedroom has two sash windows to front aspect, bespoke fitted wardrobes and a cast iron feature fireplace. There is a further double bedroom with cast iron fireplace. The family bathroom has been stylishly fitted with a free standing bath, separate walk in shower, vanity unit with hand basin and wc.

### Second Floor

Stairs lead from the first floor to the top floor where there is another bedroom. The room has Velux windows and there is eaves storage. There is also a shower room with shower enclosure, WC with hand basin.

### Exterior

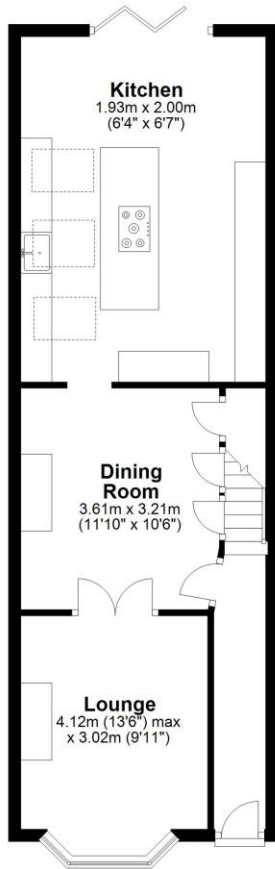
Bi-fold doors lead onto the pretty rear garden. There is a raised patio area immediately to the rear of the house, ideal for summer entertaining. The garden is mainly laid to artificial lawn with wooden fence borders and raised beds. To the front of the house is an area bordered by low level brick wall and a path leading to the front door.





### Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



### Second Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 115.0 sq. metres (1238.2 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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