



## Pageant Road

A Three Bedroom Victorian House in St Albans

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

£650,000

- Three Bedrooms • Upstairs Bathroom • Living Room • Dining Room • Kitchen • Loft Room • Private Garden • Conservation Area • Walking Distance to St Albans Town Centre & Station •

A traditional terraced Victorian cottage with three bedrooms and a wealth of period features. The property has been stylishly renovated. The accommodation comprises kitchen with door onto the garden, living room, dining room, three bedrooms and a contemporary family bathroom to the first floor. There is a loft room with Velux windows accessed via a pull down ladder. The pretty rear garden, with external side access, features a patio and lawn area. A popular, central location, Pageant Road is a peaceful residential location, 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 front door leads into the dining room which has a sash window overlooking the front aspect fitted with plantation shutters and herringbone flooring which runs seamlessly throughout the ground floor. A door leads into the living room which has a feature fireplace with wood burning stove. An archway links the kitchen with the living room which features a stylish and modern range of base and wall-mounted shaker style units with complementary quartz worktop over as well as an integrated appliances including a gas hob and electric oven, dishwasher, fridge/freezer, wine fridge and washing machine. The kitchen has access to the rear garden via a glazed door. There are large windows to rear and side aspect which flood the kitchen in natural light.

### First Floor

The master bedroom enjoying a view over the rear garden, is a good-sized double. Bedroom two, a small double has a sash window to front aspect. There is a luxury bathroom comprising a free standing bath with shower attachment, WC, basin set in vanity unit as well as a stylish walk in shower with herringbone style tiling. Bedroom three, a single is located off the landing with a window to front aspect. The landing area provides access to all the bedrooms and bathroom. There is a loft room with Velux windows and eaves storage accessed via a pull down ladder.

### Exterior

There is gated side access to the rear garden. The south facing rear garden is mainly laid to lawn with wooden fence and shrub borders and a patio area accessed via the kitchen, ideal for summer entertaining. There is also a wooden shed to the back of the garden.

### Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



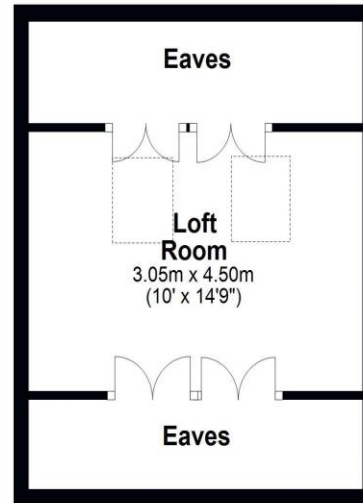
### First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



### Second Floor

Approx. 24.7 sq. metres (265.7 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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