



# Boundary Road

A Three Bedroom Victorian House in St Albans



# Three Bedroom Victorian House in Popular Bernards Heath Area

£825,000

- Three Bedrooms • Living Room • Downstairs wc •
- Open Plan Kitchen/Living/Dining Room • Family Bathroom • Private Garden • Walking Distance to St. Albans City Centre & Station • Near Good Local Schools
- Popular Bernards Heath Area •

This attractive bay fronted Victorian three bedroom home offers character accommodation and is set on Boundary Road, in the popular Bernards Heath area. The house has been recently extended and refurbished to provide a beautifully presented home which balances many traditional features with modern living. The accommodation comprises a lovely bay fronted living room with feature fireplace, open plan living/dining room and extended kitchen with a large island and bi-fold doors leading onto the attractive rear garden. There is also a downstairs cloakroom with WC. Upstairs are three bedrooms and a family bathroom with modern white suite. Boundary Road is a highly desirable location, ideal for those wishing to be near the town centre as well as within walking distance of the mainline station. There are popular schools including Bernards Heath in the vicinity as well as local shops just at the end of the road.





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

### Ground Floor

An attractive porch and entrance door opens to a reception hall with high ceilings and stylish tiled flooring. There is a lovely bay fronted living room to the front of the house with wooden flooring and a feature fireplace and fitted alcove storage. Further down the hall leads into the impressive open plan living space which comprises a living room area and recently fitted kitchen and dining area. The house has been recently extended to provide a large kitchen overlooking the rear garden. The kitchen hosts a range of wall and floor mounted units and large island with work surfaces over with integrated appliances. Modern bi-fold doors lead from the kitchen onto the attractive rear garden. There is also a downstairs cloakroom with WC located off the hallway.

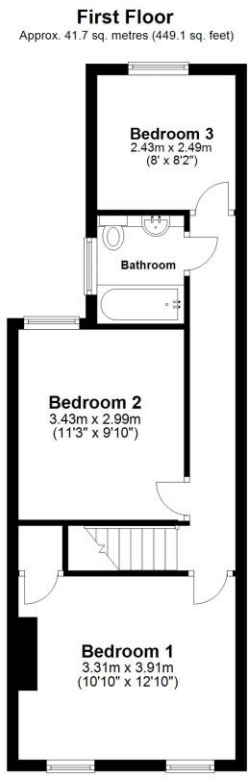
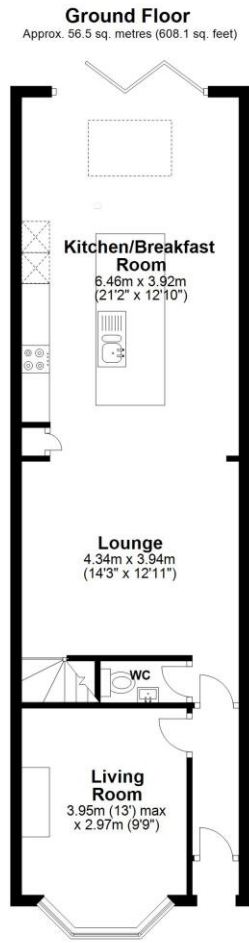
### First Floor

A staircase leads up from the hallway to the first floor landing. The Master Bedroom is a spacious double with two windows to front aspect. Bedroom Two, another double room, has a view over the side/rear aspect and Bedroom Three overlooks the rear garden. The bathroom, with frosted window to side/rear aspect, hosts a stylish white suite comprising bath with shower over, WC and basin.

### Exterior

The property is set back from the road and bordered by a small brick wall. A tiled pathway leads to the front door. The pretty rear garden is laid mainly to lawn with a patio for outdoor entertaining. It is bordered by wooden fencing as well as an abundance of mature plants and shrubs.





Total area: approx. 98.2 sq. metres (1057.2 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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