



# Boundary Road

A Three Bedroom Victorian House in St Albans

# Three Bedroom Victorian House in the Bernards Heath Area

£795,000

- Three Bedrooms • Living Room • Open plan Kitchen/Dining Room • Cloakroom • Entrance Hall • Bathroom • South Facing Garden • Walking Distance to St. Albans City Centre & Station •

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 including original fireplaces and high ceilings with modern living. The accommodation comprises a lovely bay fronted living room with white shutters, open plan living/dining room and kitchen with a back door leading onto the attractive south facing 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 wooden parquet flooring which runs seamlessly into the open plan living space and throughout the ground floor. There is a lovely bay fronted living room to the front of the house with café style white shutters, wooden flooring and a feature fireplace, with fitted alcove storage. Further down the hall leads into the impressive open plan living space which comprises a living room, dining area and recently fitted kitchen. The living area boasts a feature cast iron fireplace. The house has been recently extended to provide a glass roofed dining area which leads into the modern kitchen, overlooking the rear garden. The kitchen hosts a range of wall and floor mounted units with work surfaces over with integrated appliances. Modern aluminium doors lead from the kitchen onto the attractive rear garden. There is also a downstairs cloakroom with WC located off the hallway.

### First Floor

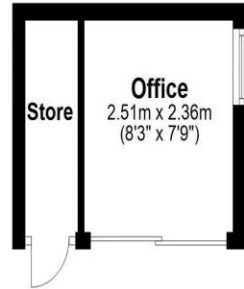
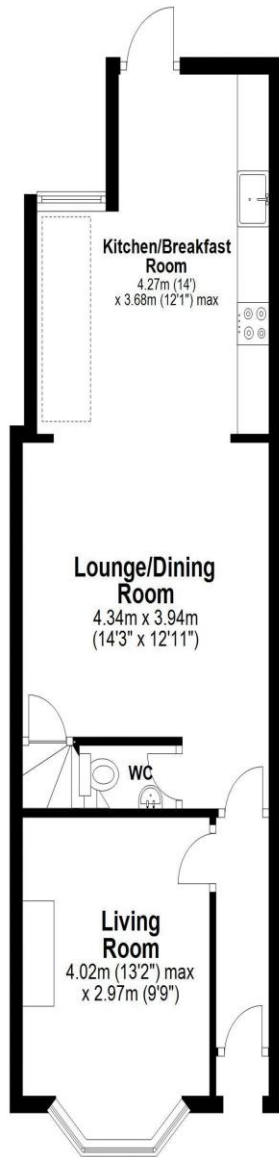
A staircase leads up from the hallway to the first floor landing. The Master Bedroom is a spacious double with two sash windows to front aspect. Bedroom Two, another double room, has a view over the side/rear aspect and Bedroom Three overlooks the rear garden. The bathroom, with frosted window to side/rear 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 south facing 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. There is a modern garden room at the end of the garden which would make an ideal home office or studio.

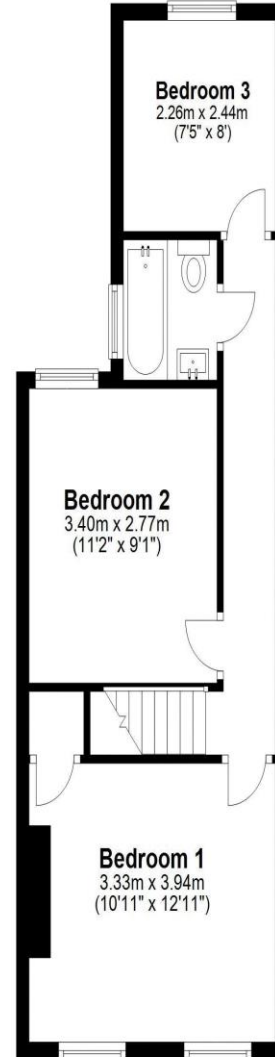
### Ground Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 sq. feet)

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

[www.louisesaunders.co.uk](http://www.louisesaunders.co.uk)

T: (01727) 833381

E: [louise@louisesaunders.co.uk](mailto: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.