



Kimberley Road

A Two Bedroom Victorian House in St Albans

Two Bedroom Victorian House in the St Albans Conservation Area

£725,000

- Two Bedrooms • Luxury Bathroom • Entrance Hall • Living Room • Kitchen /Dining Room • Landscaped Rear Garden • Garden Room with WC • Walking Distance to Town Centre & Station • St. Albans Conservation Area •

A traditional, two double bedroom Victorian terraced house with a wealth of period features which has been beautifully modernised. The accommodation comprises a recently fitted kitchen open with the dining room, living room, entrance hall, two double bedrooms and a large family bathroom with separate bath and shower. The pretty garden features a patio and lawn area. The property benefits from a garden room which would make an ideal home office. Kimberley Road is set in the St Albans conservation area and in close proximity to desirable schools. A popular, central location, Kimberley Road is within walking distance of both St Albans city centre and Mainline Station.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

Beyond the storm porch, the partially glazed front door opens into the entrance hallway with wooden style flooring which runs seamlessly into the open plan living/dining room on the right. A large sash style window to the front aspect floods the living room in natural light and there is a beautiful feature fireplace with fitted cupboards and shelving to each alcove. The living room is open plan with the dining room. The room features French doors opening onto the rear garden and under-stairs storage cupboards. The recently fitted kitchen has a large pass through window opening out onto the garden flush with the worktop. There are a range of shaker style wall mounted and base units with complementary worktops. There are a range of integrated appliances including a Quooker tap, dishwasher, fridge freezer, wine fridge and washer/dryer machine. There are also integrated double electric ovens, one of which is a combo microwave and gas hob.

First Floor

The stairs ascend from the hallway and open onto the landing. The master bedroom is a good sized double room with a sash window overlooking the front aspect and fitted wardrobes. Bedroom two, also a double, enjoys a view over the rear garden. Off the landing, is the large family bathroom which comprises a stylish freestanding bath, basin and WC and separate walk in shower.

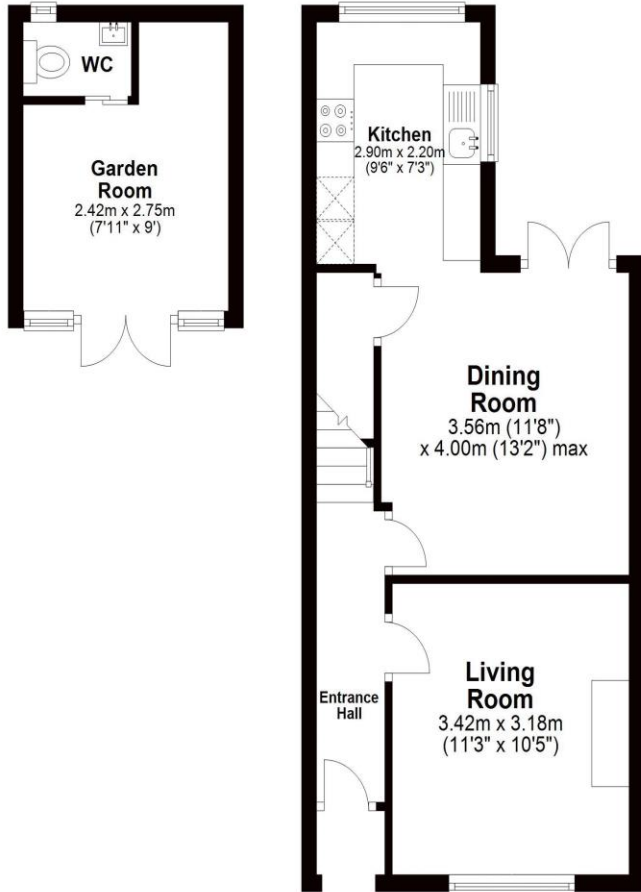
Exterior

The house is set back from the road. A tiled path leads up to the storm porch and front door. The rear garden is accessed via the double doors in the dining room and features a modern patio with lawn. The garden is mainly laid to lawn with wooden fence borders. The garden has been landscaped with sleeper beds and shrubs. To the back of the garden is a modern garden room which also has a wc and basin so would make an ideal home office or studio.



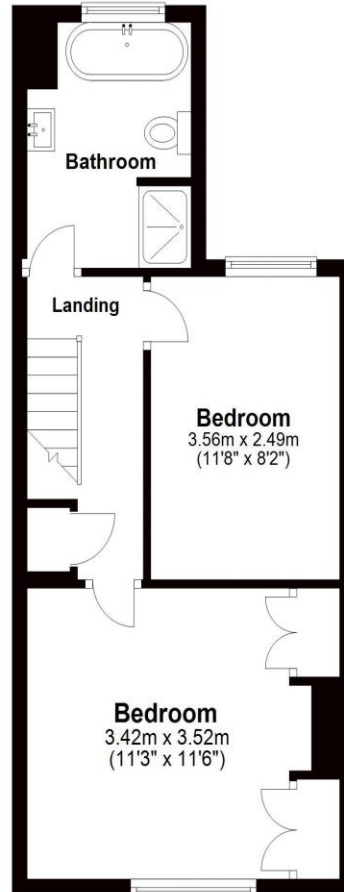
Ground Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 84.0 sq. metres (904.5 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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