



Kimberley Road

A Two Bedroom Victorian House in St Albans

Two Bedroom Victorian House in the St Albans Conservation Area

£715,000

- Two Bedrooms • Kitchen • Lounge • Loft Room •
- Dining Room • Family Bathroom • Entrance Hall •
- Private Garden • St. Albans Conservation Area •
- Walking Distance to Town Centre & Station •

A traditional, two double bedroom Victorian terraced house with a wealth of original period features which combine beautifully with modern conveniences. The accommodation comprises modern kitchen, lounge, dining room, two double bedrooms, loft room (accessed via a bespoke easy-glide ladder) and a large family bathroom. The pretty garden has been landscaped and features a patio and raised deck area. 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 welcoming entrance hall. A door to the left leads into the attractive bay fronted lounge. A large sash window to the front aspect floods the room in natural light and there is an original fireplace with fitted alcove storage and shelving. Further down the hallway is a door to the dining room which has a sash window overlooking the rear garden and has fitted storage and shelving in an alcove. Behind original tongue & groove panelling is an understairs storage cupboard. The contemporary kitchen has a range of high quality wall mounted and base units with complementary white composite worktops. There are a range of quality integrated appliances including dishwasher, fridge-freezer and washing machine. There is also an integrated electric oven, microwave oven and induction hob with extractor hood. A back door leads from the kitchen to the rear garden.

First Floor

The stairs ascend from the hallway and open onto the landing with linen cupboard. The master bedroom is a good sized double room with a feature cast iron fireplace and two sash windows overlooking the front aspect. Bedroom two, also a double, enjoys a view over the rear garden and has a feature cast iron fireplace. To the back of the house is the generous family bathroom which comprises a cast iron bath with shower over, bidet, WC and basin fitted into a vanity unit. There is an original fireplace and bespoke storage cupboards with inbuilt pull out laundry baskets. From the landing is access to the loft room via a bespoke wooden pull down easy glide ladder with hand rail that is on a pulley system. The loft room benefits from ample shelving, a Velux window to rear aspect and extensive eaves storage.

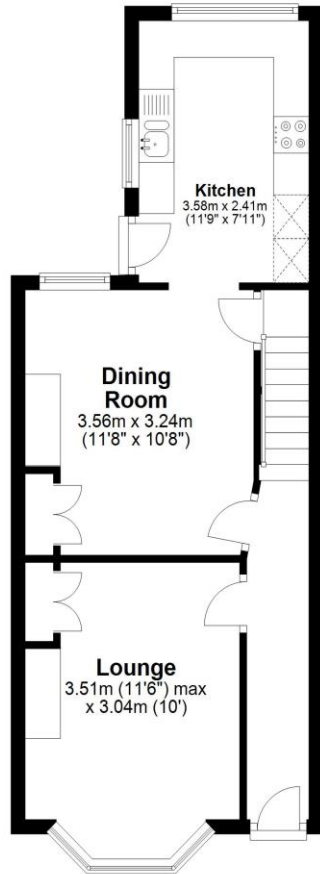
Exterior

The front of the house features a black and white tiled patio bordered by a low level brick wall and iron railings. A tiled path leads up to the storm porch and front door. The rear garden is accessed via a back door in the kitchen and features a raised slip resistant composite deck area with steps down to a patio. The garden is landscaped to provide a low maintenance garden with wooden fences and mature shrub borders. To the back of the garden is a wooden shed and rear access to a useful paved alley.



Ground Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



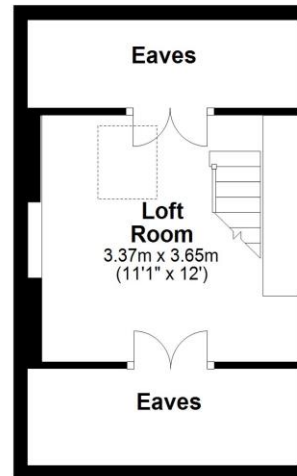
First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 99.1 sq. metres (1066.9 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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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