



Warwick Road

A Four Bedroom Family Home in St Albans

Four Bedroom Townhouse in Popular Bernards Heath Area

£900,000

- Four Bedrooms • Family Bathroom • En-suite to Master Bedroom • Lounge/Dining Room • Kitchen Breakfast Room • Utility Room • Entrance Hall • Downstairs WC • Private Garden •
- Quiet 'No Through' Road • Bernards Heath Conservation Area • Walking Distance to City Centre & Mainline Station

Centrally located in the attractive Bernard's Heath Conservation Area, this modern townhouse features four bedrooms and an impressive open plan kitchen/dining room and utility room to the lower ground floor with bi-fold doors onto the rear garden. Arranged over four floors, the accommodation, boasting oak doors throughout, additionally comprises spacious ground floor living /dining room, two bathrooms and a guest WC. The landscaped rear garden, laid mainly to lawn, includes a patio area for summer entertaining. There is a driveway to the front providing off-street parking. Warwick Road is a peaceful 'no through' road conveniently located for both the city centre and St Albans mainline station as well as popular local schools.





Walking Distance of St Albans Mainline Station and City Centre

Lower Ground Floor

The stairs descend to the lower ground floor which hosts the impressive kitchen/dining room. The kitchen, with ceramic tiled floor, is fitted with a modern, comprehensive range of base and wall-mounted unit with complementary work tops over, tiled splash-back and a number of integrated appliances. There is a peninsula island defined by the three pendant lights above. Off the kitchen, is a utility room with space/plumbing for a washing machine and tumble dryer. The open plan space is light and airy and has double French doors onto the rear garden.

Ground Floor

Beyond the storm porch, the front door opens into the entrance hallway. A door opens into the spacious L-shaped living room/dining room with engineered oak flooring and sash windows to both the front and rear aspects. To the right of the entrance hallway is the guest WC.

First Floor

To the first floor is the master bedroom, a spacious double, with built-in wardrobes and en-suite hosting a contemporary white suite comprising walk-in shower with glass enclosure, basin and WC. There are two further bedrooms on this floor, each overlooking the front aspect, as well as the family bathroom which features a modern white suite including a bath with shower attachment over, WC and vanity basin unit.

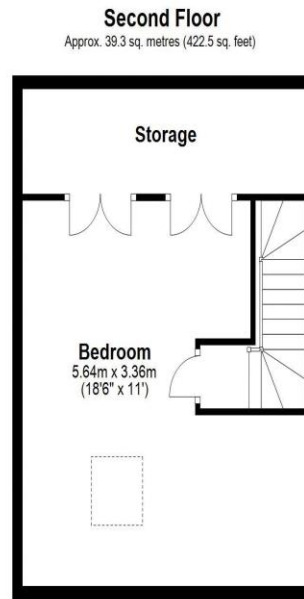
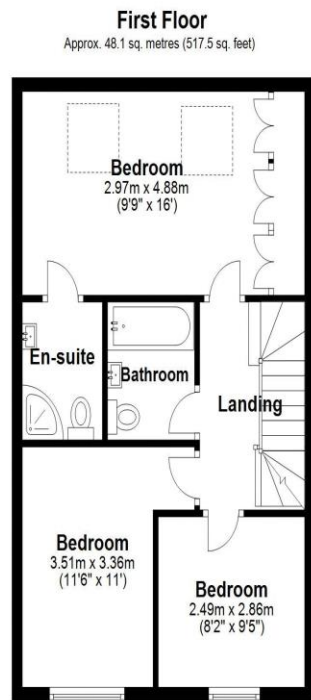
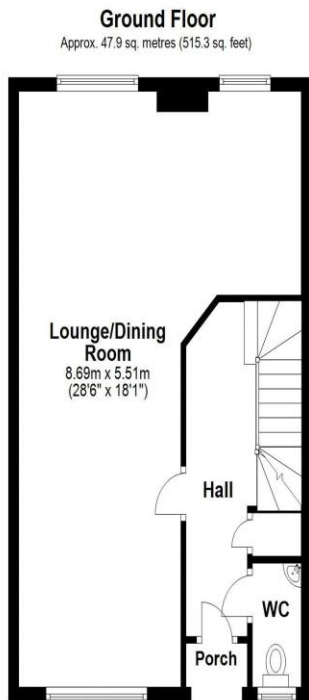
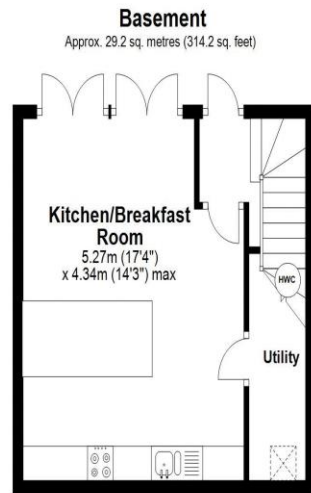
Second Floor

The stairs ascend to the second floor which hosts a fabulous double bedroom with plenty of built-in eaves storage. A Velux window enables natural light to flood the room.

Exterior

To the front of the house is the driveway providing off street parking. The rear garden is accessed via the double doors in the kitchen which open onto the patio, a perfect spot for outdoor entertaining. There are steps up to a raised lawn which is bordered by wooden fencing and shrubs. There is an undercover area off the kitchen to provide a protected area for entertaining.





Total area: approx. 164.4 sq. metres (1769.4 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		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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