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Alma Road, St. Albans, Hertfordshire, AL1 3AT
Guide price £1,350,000

Location location location is such a key factor making Alma Road such a highly sought after road as it is only a few minutes walk to the station and a mere stroll to the city centre itself. This is a beautiful period home lovingly restored to its former glory and oozing with character throughout. A grand entrance hall sets the tone upon entering with a classic drawing room to the front with its high ceiling, marble fireplace and detailed arched windows. Versatility for family living is key nowadays and this fabulous home presents a wide variety of options for a host of arrangements to suit. Arranged over three floors, a second reception on the raised ground floor makes for that en vogue home office or as a fifth bedroom and the ground floor has a delightful Mark Wilkinson eat-in kitchen opening onto an adjoining family room with oodles of space. There are shower rooms on the raised ground and first floors, so no more morning jams! A fourth bedroom on the raised ground floor accompanied with one of the shower rooms is ideal for staff or a relative cum guest room. There is off road parking to the front and a pretty side courtyard leading to an enclosed rear garden providing entertaining space and room for the children to bounce around. There are excellent State and Independent schools all around and good communications by rail from City Station (St Pancras 18 minutes). The town centre with Cathedral and delightful Verulamium Park is within walking distance and the city is renowned for its host of boutique shops, award winning restaurants and many, many pubs to suit all tastes.



Introduction

Ground Floor Accommodation: Entrance Hall, Drawing Room, Bedroom Four, Shower Room, Home Office/Bedroom 5, Kitchen/Breakfast Room, Family Room, Utility Room, Second Shower Room, Pantry, Cloakroom, Three First Floor Bedrooms, Family Bathroom, Front Driveway Off Street Parking, Rear Garden.

Raised Ground Floor Accommodation

Entrance Hall

Door to front aspect. Radiator. Coving. Picture rail. Stairs rising to first floor and ground floor.

Drawing Room

Feature gothic style window to front aspect. Coving to ceiling. Picture rail. Detailed ceiling rose. Feature open fireplace with slate hearth. Carpet.

Home Office/Bedroom Five



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Window to rear aspect. Coving to ceiling. Picture rail. Radiator. Feature fireplace with marble surround.

Bedroom Four

Window to side aspect. Feature fireplace. Two fitted cupboards to alcoves.

Shower Room

Modern white suite comprising low level WC. Wash hand basin. Tiled shower cubicle. Tiled floor. Radiator. Recessed spotlights.

Ground Floor Accommodation

Live-In Kitchen

Fabulous open plan bespoke Mark Wilkinson kitchen/diner with handmade fitted kitchen comprising a range of stylish wall, base and drawer units with composite work top surfaces over. Range style cooker with extractor canopy over. Butler sink with mixer tap. Space and

plumbing for dishwasher and fridge/freezer. Open fireplace with brick surround. Tiled floor. Radiator. Window to rear. Double part glazed doors opening into:

Family Room

Window to front aspect. Coving to ceiling. Laminate wood flooring. Radiator.

Pantry

Window to side. Walk in pantry providing significant storage with a range of fitted wall, base and drawer units with work top surfaces over.

Inner Lobby

Door to side aspect. Door into cloakroom. Door into utility room.

Cloakroom

Low level WC. Wash hand basin. Tiled floor. Radiator.

Utility Room

Range of wall, base and drawer units. Sink. Space and plumbing for washing machine and tumble dryer. Window to side. Double doors onto rear garden. Tiled floor. Butler sink.

First Floor Accommodation

Landing

Stairs from entrance hall. Carpet. Radiator. Dado rail. Window to rear aspect. Coving to ceiling. Access hatch to loft space.

Bedroom One

Window to rear aspect. Feature fireplace. Wash hand basin. Coving to ceiling. Picture rail. Wood flooring.

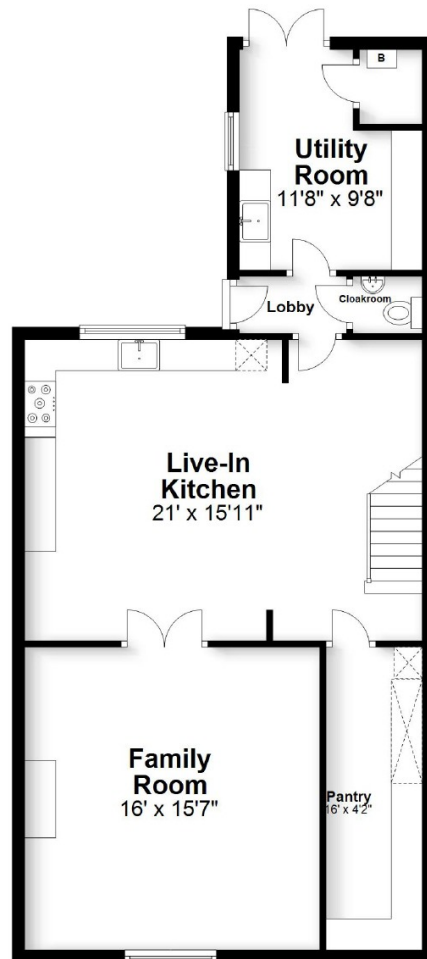
Bedroom Two

Window to front. Coving to ceiling. Radiator. Cast iron feature fireplace. Wood flooring.



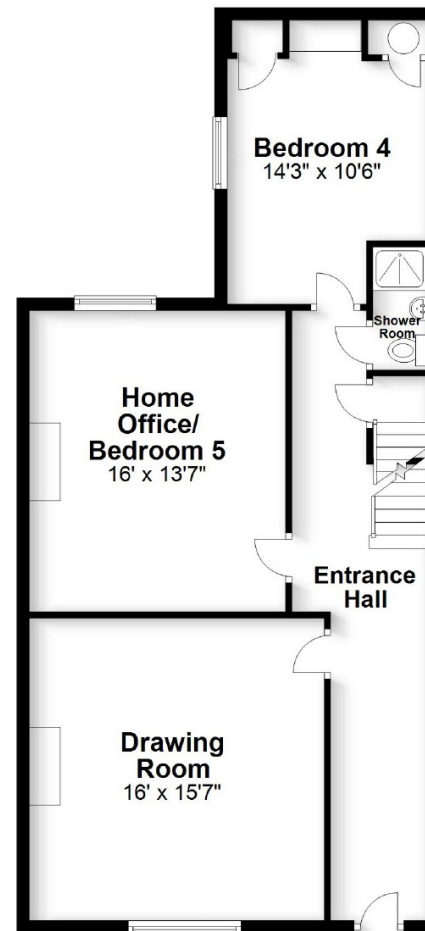
Ground Floor

Approx. 811.5 sq. feet



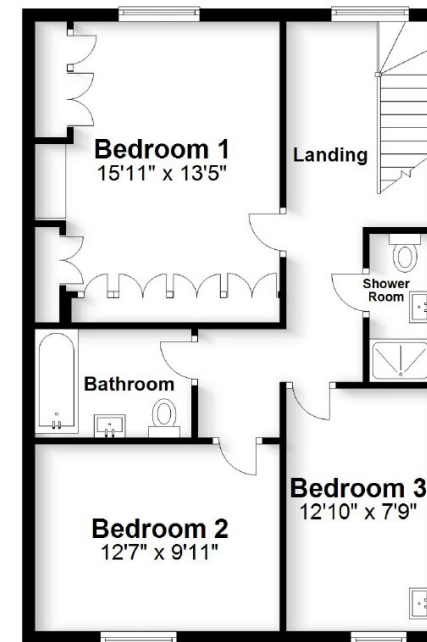
Raised Ground Floor

Approx. 839.2 sq. feet



First Floor

Approx. 680.9 sq. feet



Total area: approx. 2331.7 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Bedroom Three

Window to front. Coving to ceiling. Radiator. Picture rail. Wash hand basin.

Family Bathroom

White bathroom suite. Bath with mixer tap and shower attachment over. Pedestal wash basin. Low level WC. Coving to ceiling. Recessed spotlights. Chrome heated towel radiator. Wood flooring. Extractor fan.

Shower Room

Low level WC. Pedestal wash basin. Tiled shower cubicle. Radiator. Vinyl flooring.

Exterior

Front & Parking

Block paved driveway providing off road parking.

Rear Garden

Patio area. Lawn. Shrubs and plants. Garden shed. Side access to the front of the property.

Energy Performance Certificate: D

About St. Albans

An historic Cathedral City, approximately 22 miles from central London, which forms the main

urban area of the City and district of St. Albans, in the County of Hertfordshire. A City that successfully combines modern day life and amenities with a history shaped by over 2000 years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are clearly visible throughout the City today, St Albans is an historic market town and a much sought after location within the London commuter belt. The City is popular for it's outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

St. Albans District Council

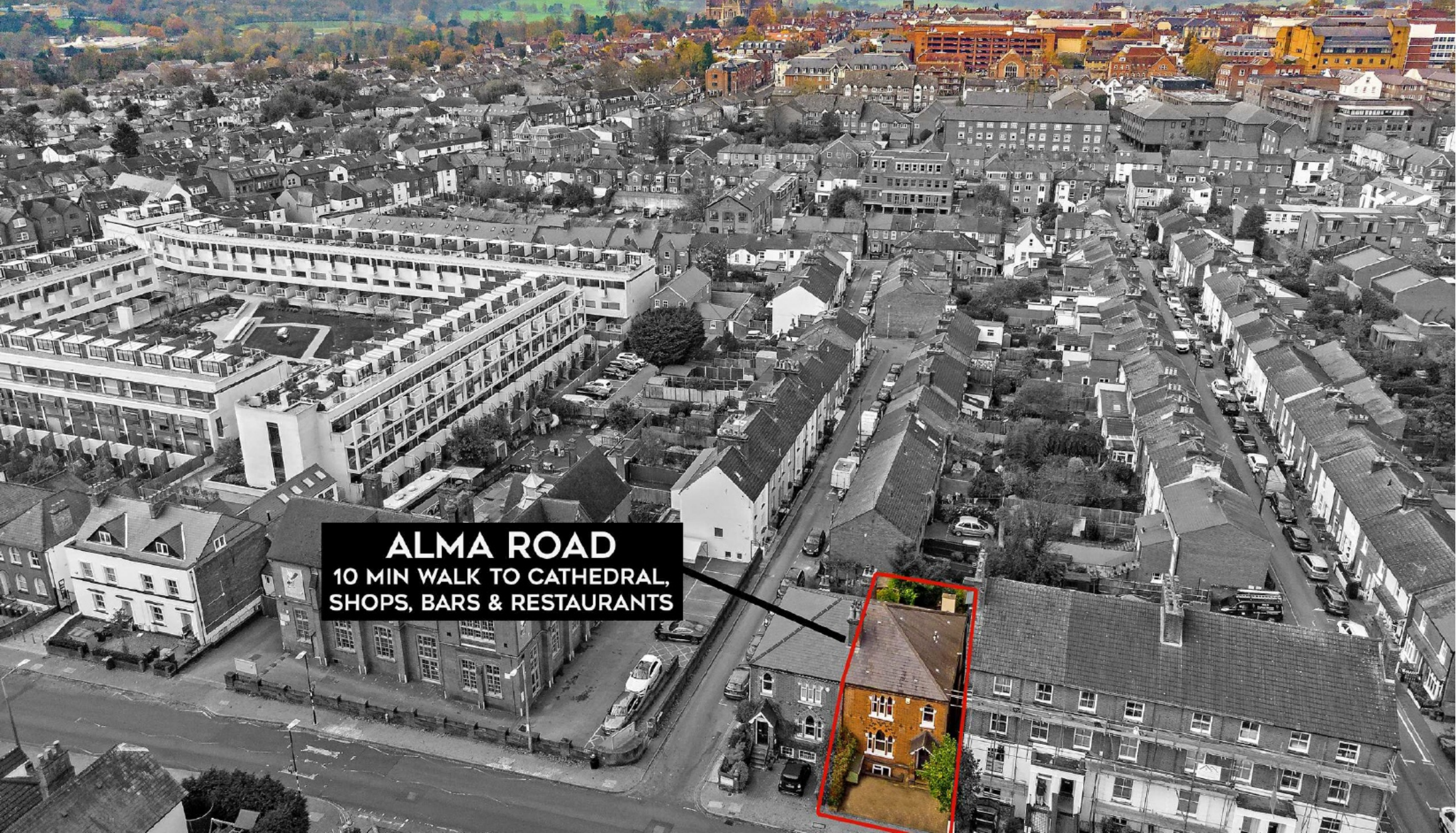
Council Tax Band

F

Council Tax Charge

£2658





ALMA ROAD
10 MIN WALK TO CATHEDRAL,
SHOPS, BARS & RESTAURANTS