

Connells

Royal Road
St. Albans

# Royal Road
# St. Albans AL1 4LQ

for sale guide price
**£775,000**







## Property Description

Beautifully finished throughout, the property delivers well-balanced and flexible accommodation, perfectly suited to modern family living.

A bright and welcoming entrance hall sets the tone, leading through to a sleek, contemporary kitchen, a useful cloakroom and an impressive lounge/dining space that effortlessly caters for both relaxed evenings and entertaining alike.

The bedroom accommodation is thoughtfully arranged over the upper floors, with three well-proportioned rooms, a stylish family bathroom and an elegant principal suite complete with its own en suite.

Externally, the property continues to impress. The rear garden provides a private and peaceful retreat with side access, while the front offers a smart block-paved driveway framed by attractive wrought-iron railings, creating a strong sense of arrival.

Positioned on Royal Road, on the edge of the ever-desirable Fleetville area of St Albans, the home is perfectly placed for a range of highly regarded schools, independent cafés, and everyday amenities. Excellent transport links are within easy reach, including St Albans City Station, providing fast, direct connections into London St Pancras-ideal for commuters.

**Lounge/Dining Room**
16' 10" x 13' 6" ( 5.13m x 4.11m )

**Kitchen**
12'  x 6' 4" ( 3.66m x 1.93m )

**Bedroom One**
13' 6" max x 11' 9" ( 4.11m max x 3.58m )

**Bedroom Two**
13' 6" x 11' 7" ( 4.11m x 3.53m )

**Bedroom Three**
13' 6" max x 10' 4" ( 4.11m max x 3.15m )







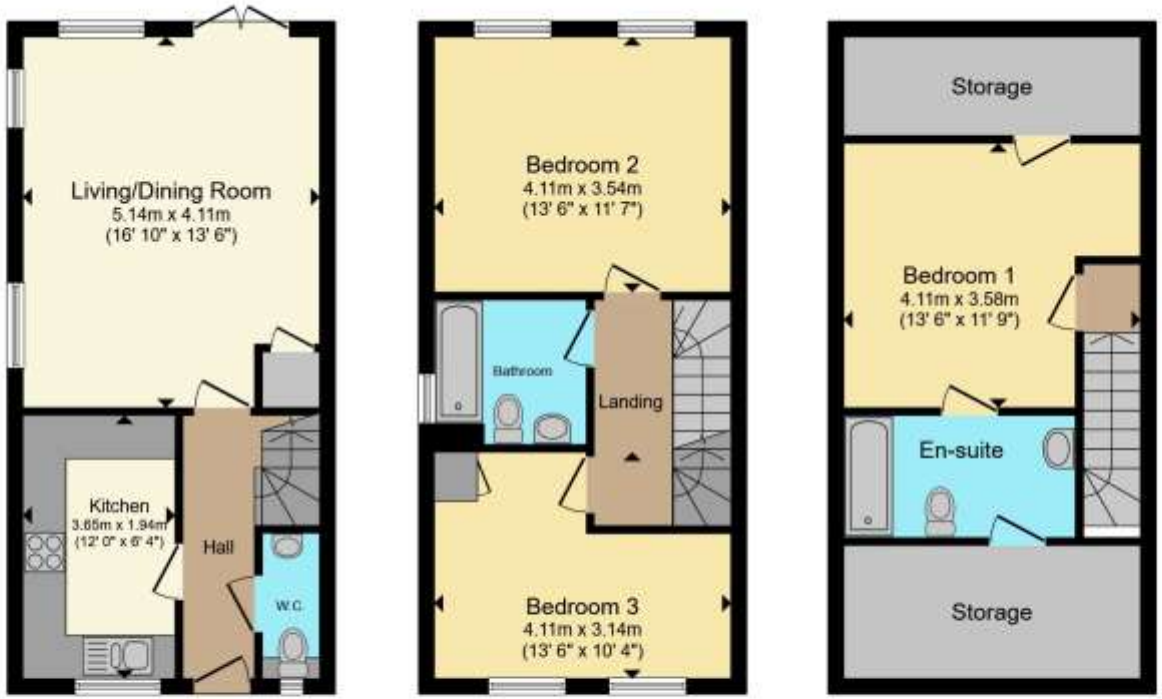













Total floor area 109.6 m² (1,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

**T 01727 856 781**
**E stalbans@connells.co.uk**

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

**view this property online connells.co.uk/Property/STA317743**

The Property Ombudsman

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