



7 Royston Road, St. Albans, AL1 5NF

Guide price £525,000 Freehold

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7 Royston Road

St. Albans, AL1 5NF

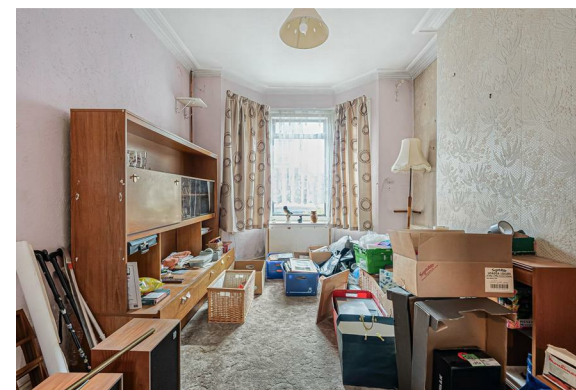
This end of terrace three-bedroom home in need of modernisation offers significant potential for improvement and presents as an excellent opportunity to reconfigure the existing layout, extend to the rear, or convert the loft to create additional living space, subject to planning permission.

The entrance hallway with stairs to the first floor and access to a spacious dual-aspect through lounge/dining room. From here, a door opens into the kitchen, which is fitted with a range of basic wall and floor units and provides access to the rear garden. Beyond the kitchen, the ground floor also includes a bathroom with a shower, basin, and a separate WC.

Upstairs, the landing features a loft hatch and a built-in storage cupboard, with doors leading to three bedrooms and an upstairs WC. The principal bedroom spans the width of the house with two front-facing windows and a range of fitted wardrobes. Two further bedrooms overlook the rear garden.

The exterior offers a neat frontage garden with a pathway to the front door. The west-facing rear garden

Royston Road is located in the sought-after Camp/Fleetville area of St Albans just 1 mile to the train station, superb schools, and local amenities including local supermarket, Post Office and the green open space of Highfield Park.





Ground Floor

Living room

12'9" x 9'8" (3.89 x 2.97)

Dining Room

13'0" x 12'0" (3.98 x 3.68)

Kitchen

8'11" x 7'10" (2.72 x 2.41)

Bathroom

First Floor

Bedroom 1

13'0" x 10'11" (3.98 x 3.35)

Bedroom 2

12'0" x 7'5" (3.67 x 2.28)

Bedroom 3

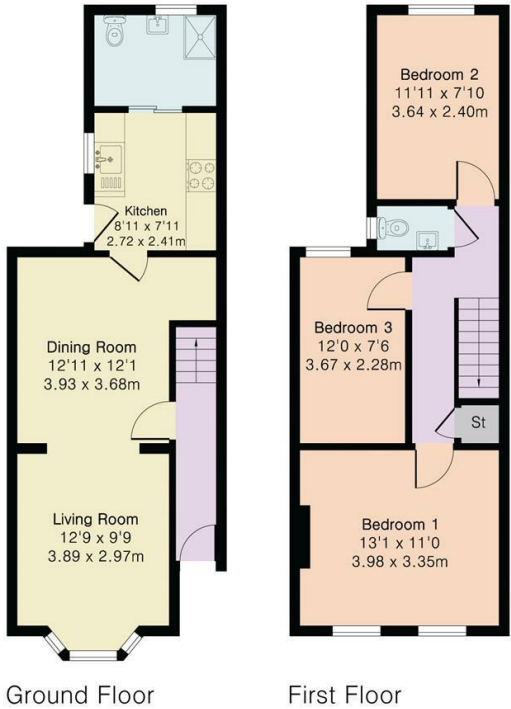
11'11" x 7'10" (3.64 x 2.40)

Floor Plan

Approximate Gross Internal Area 859 sq ft - 80 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 432 sq ft – 40 sq m



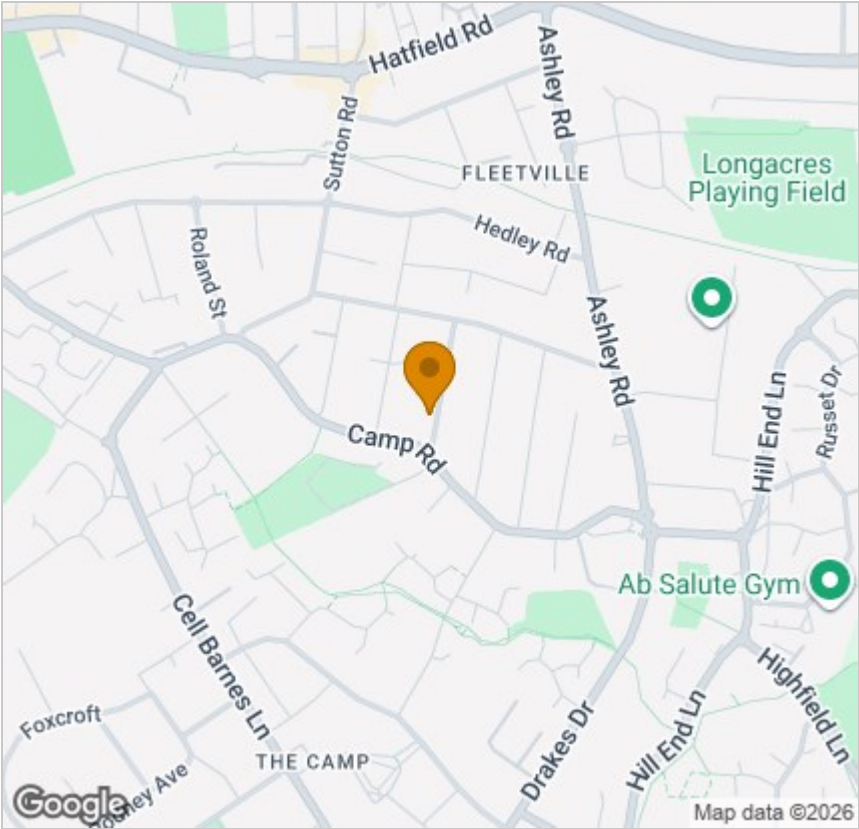
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

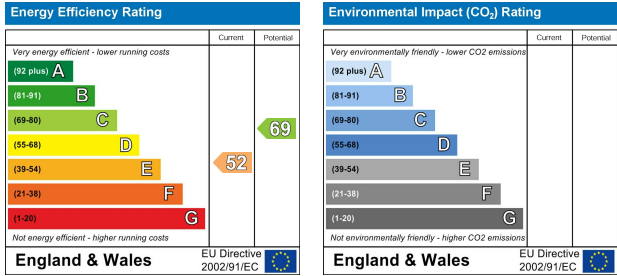
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS