



9 Hart Road, St Albans, AL1 1NF

Guide price £625,000 Freehold



Paul Barker  
ESTATE AGENTS

## 9 Hart Road

St Albans, AL1 1NF

Located on a quiet residential street near St Albans' vibrant city centre and the mainline train station, this Victorian mid-terrace three-bedroom home offers significant potential for improvement and extension, subject to planning permission. The property presents an excellent opportunity to reconfigure the existing layout, extend to the rear, or convert the loft to create additional living space.

A covered porch leads into the entrance hallway with stairs to the first floor and access to a spacious dual-aspect 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 bath and basin, and a separate WC.

Upstairs, the landing features a loft hatch and a built-in storage cupboard, with doors leading to three bedrooms. 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 front garden with a pathway to the front door. The south-facing rear garden includes a patio area leading to a lawn, a wooden shed, and a gate providing access to the front of the house.

Ideally situated on Hart Road, a quiet residential street within St Albans city centre's conservation area, this home is within walking distance to both the city centre and the Mainline Station.





## ACCOMMODATION

### Hallway

### Lounge

11'5 x 10'3 (3.48m x 3.12m)

### Dining Room

11'11 x 13'4 (3.63m x 4.06m)

### Kitchen

8' x 8'5 (2.44m x 2.57m)

### Bathroom

### W.C.

## FIRST FLOOR

### Bedroom 1

11'5 x 13'4 (3.48m x 4.06m)

### Bedroom 2

12'11 x 8'5 (3.94m x 2.57m)

### Bedroom 3

11'11 x 8'1 (3.63m x 2.46m)

## OUTSIDE

### Front Garden

### Rear Garden

25 (7.62m)

## Floor Plan



Total area: approx. 79.4 sq. metres (855.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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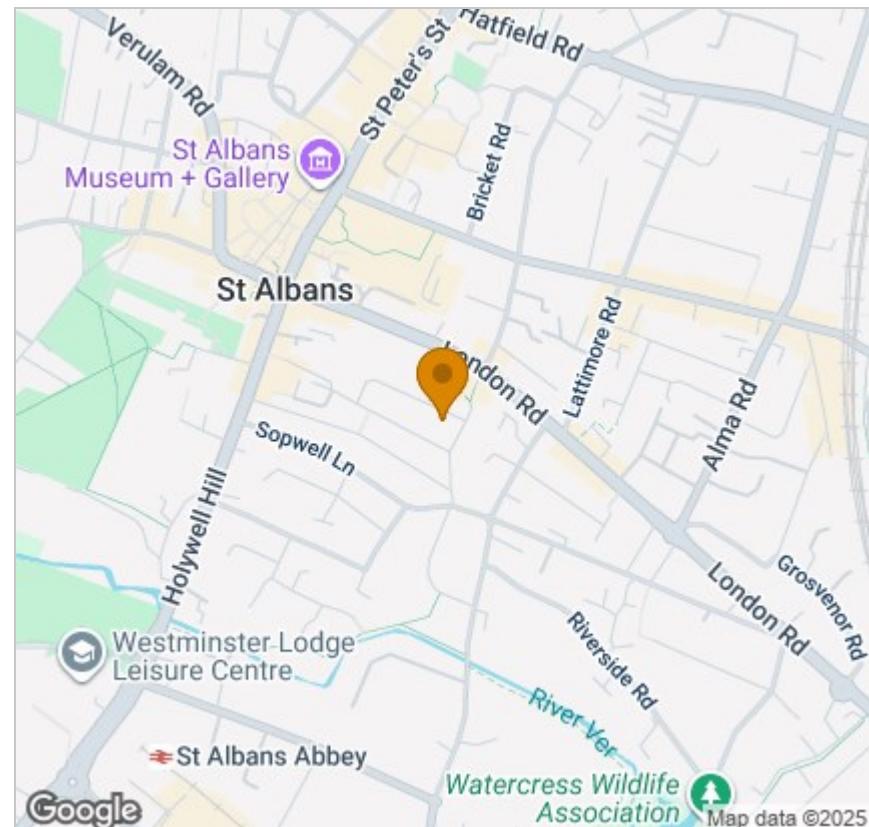
## Viewing

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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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph

