



69 Normandy Road, St. Albans, AL3 5PT

Guide price £800,000 Freehold



69 Normandy Road

St. Albans, AL3 5PT

This highly attractive bay fronted Victorian detached home is perfectly positioned in a sought-after residential area, just a short walk from the City centre, the mainline train station to St Pancras International and several schools. The property is offered with the benefit of no onward chain.

A covered porch and part glazed front door open into a welcoming entrance hall with stairs to the first floor and access to the reception areas. The bright and stylish lounge features a double glazed sash bay window with plantation shutters, period style radiators, and a feature fireplace. A square archway leads through to the sociable dining area, which enjoys views and access to the rear garden and includes built-in storage and a useful cupboard.

The modern kitchen is beautifully appointed with a range of wall and base units, granite worktops, and a selection of integrated appliances. Windows to the side and rear provide excellent natural light, and a door opens directly onto the rear garden.

Upstairs, the first floor landing provides access to the loft space and a storage cupboard. The principal bedroom features two sash windows to the front with plantation shutters and bespoke fitted wardrobes. The second bedroom has a charming Victorian style fireplace, a fitted wardrobe, and a window overlooking the rear garden. A third bedroom offers flexibility as a nursery, home office, or guest room. The family bathroom includes a bath with overhead shower, wash basin, and WC.

Externally, the property enjoys a pleasant frontage enclosed by an evergreen laurel hedge and a picket fence with gated access. The rear garden offers a patio area ideal for entertaining, leading to a lawn bordered by mature planting and a rear gate providing pedestrian access.

Normandy Road lies within the St Albans Conservation Area, renowned for its period homes, excellent local amenities, and easy access to the City centre and mainline station, making this an ideal home.





ACCOMMODATION

Entrance Hall

Lounge

12'10 x 10'7 (3.91m x 3.23m)

Dining Room

13' x 11' (3.96m x 3.35m)

Kitchen/Breakfast Room

12'6 x 9'2 (3.81m x 2.79m)

FIRST FLOOR

Landing

Bedroom 1

14' x 10'11 (4.27m x 3.33m)

Bedroom 2

12'11 x 8'3 (3.94m x 2.51m)

Bedroom 3

9' x 6'10 (2.74m x 2.08m)

Bathroom

5'3 x 5'3 (1.60m x 1.60m)

OUTSIDE

Front Garden

Rear Garden

40 (12.19m)

Floor Plan



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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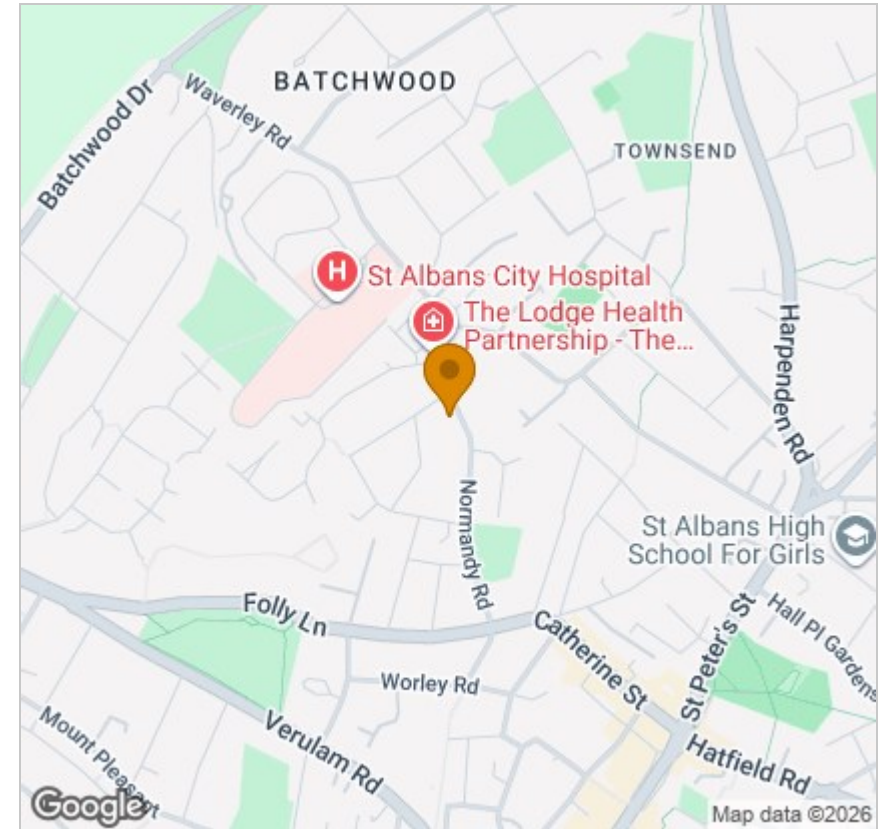
Viewing

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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Area Map



Energy Efficiency Graph

