



Warwick Road, St. Albans, AL1 4DL

william
h brown

welcome to

Warwick Road, St. Albans

Set on a highly sought-after tree-lined street just 0.6 miles from St Albans City Station, this immaculately presented 3 double bedroom Victorian bay-fronted end-of-terrace home blends character with stylish modern living.





Warwick Road, St. Albans, AL1

Approximate Area = 1248 sq ft / 115.9 sq m
Outbuilding = 146 sq ft / 13.5 sq m
Total = 1394 sq ft / 129.4 sq m
For identification only - Not to scale



Agent Note

Ground Floor

Reception Room

13' 3" into bay x 12' max (4.04m into bay x 3.66m max)

Kitchen/Dining/Family Room

25' 2" x 17' 7" max (7.67m x 5.36m max)

W.C

First Floor

Bedroom 1

12' x 11' 5" (3.66m x 3.48m)

Bedroom 2

13' 10" max x 9' 3" max (4.22m max x 2.82m max)

Second Floor

Bedroom 3

16' 6" max x 12' max (5.03m max x 3.66m max)

Bathroom

Studio

15' 5" max x 9' 6" (4.70m max x 2.90m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for William H Brown. REF: 1376295

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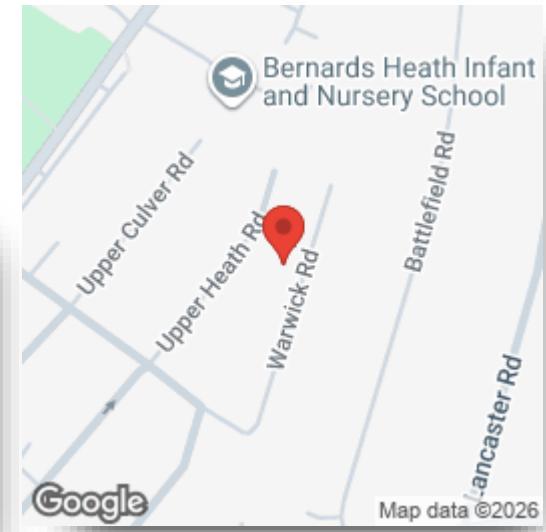
- Victorian Bay-Fronted Property
- 3 Double Bedrooms
- Driveway
- 0.6 Miles from St Albans City Station
- Open Plan Living/Dining/Family Room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£800,000



view this property online williamhbrown.co.uk/Property/ALB106013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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