



**Warwick Road, St. Albans, AL1 4DL**



**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 )

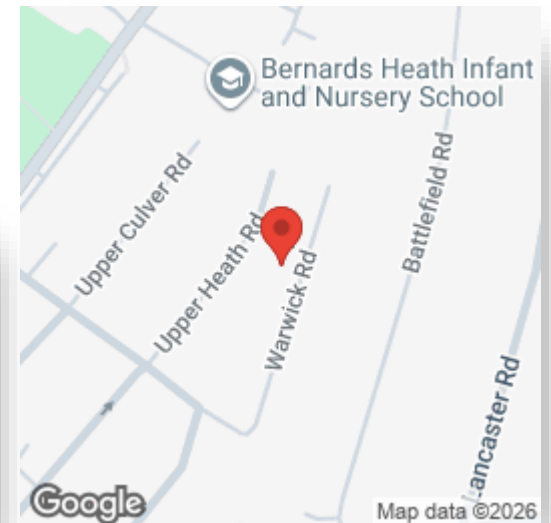
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## Warwick Road, St. Albans

- 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALB106013 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01727 834838**



[StAlbans@williamhbrown.co.uk](mailto:StAlbans@williamhbrown.co.uk)



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**