

34 Pageant Road, St. Albans, AL1 1NE

Guide price £775,000 Freehold

3 1 2 D

Paul Barker
ESTATE AGENTS

34 Pageant Road

St. Albans, AL1 1NE

A highly attractive Victorian bay-fronted home, beautifully presented throughout and ideally situated in a sought-after central conservation area, just a short walk from the city centre and train station. Featuring a stylish modern kitchen, interconnecting reception rooms, three well-proportioned bedrooms, a luxurious four-piece bathroom and a delightful rear garden.

A covered entrance porch with part-glazed front door opens into a welcoming hallway with stairs rising to the first floor. The dining room overlooks the rear garden and includes bespoke built-in storage, display shelving and a useful understairs cupboard. Folding glazed doors open into the charming bay-fronted lounge with sash windows, plantation shutters, a feature fireplace with decorative tiled inserts, built-in cupboards and shelving, and wood flooring flowing seamlessly through both rooms.

The stylish kitchen is fitted with sleek wall and base units, quality integrated appliances and concealed lighting, with windows to the side and rear, plus a door leading to the garden.

On the first floor, the principal bedroom benefits from two sash windows with plantation shutters and built-in wardrobes either side of the chimney breast. The second bedroom enjoys views over the rear garden, while the impressive bathroom features a period-style roll-top claw-foot bath, separate walk-in shower, WC and double vanity unit.

The third bedroom occupies the second floor, enjoying a dual aspect with Velux windows, fitted blinds and useful eaves storage.

Outside, the property is set behind a low brick wall with gated access. The attractive rear garden offers an artificial lawn, a patio ideal for entertaining and raised planted borders.

Pageant Road is a quiet, picturesque street with views of the Abbey at one end and a selection of historic pubs nearby. The city centre is only a few minutes' walk away, offering an excellent range of shops, restaurants, cafés and everyday amenities.

























ACCOMMODATION

Hall

Kitchen
13'7 x 12'10 (4.14m x 3.91m)

Lounge
13'0 x 12'10 (3.96m x 3.91m)

Dining Room
12'8 x 12'2 (3.86m x 3.71m)

FIRST FLOOR

Landing

Bedroom
12'10 x 10'10 (3.91m x 3.30m)

Bedroom
12'0 x 7'9 (3.66m x 2.36m)

Bathroom

SECOND FLOOR

Bedroom
14'4 x 11'11 (4.37m x 3.63m)

Eaves Storage
20'0 x 8'1 (6.10m x 2.46m)

OUTSIDE

Frontage

Rear Garden

Floor Plan



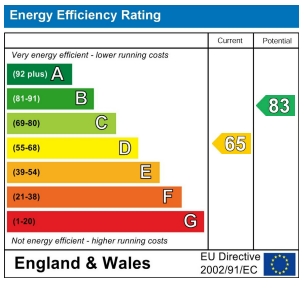
Main area: Approx. 91.9 sq. metres (989.1 sq. feet)
Plus eaves, approx. 21.4 sq. metres (230.6 sq. feet)

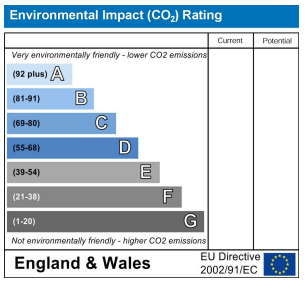
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS