



7 Grosvenor Road, St. Albans, AL1 3BU

Guide price £825,000 Freehold



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St. Albans, AL1 3BU

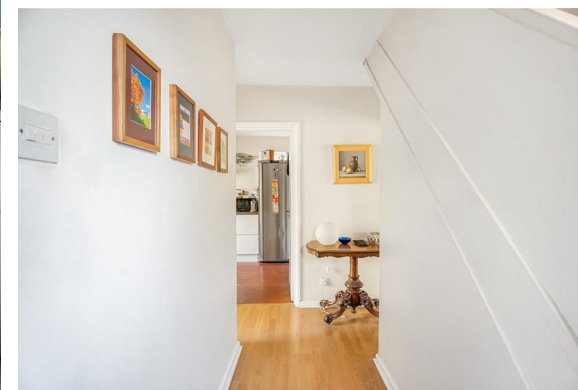
A three bedroom detached house offering well-planned accommodation, a garage, driveway and an attractive rear garden. The property features a spacious lounge with fireplace, a separate dining room opening onto the garden and a fitted kitchen, with scope to personalise the accommodation to suit individual requirements.

The ground floor comprises an entrance hall with stairs to the first floor, leading to the spacious lounge, which features a fireplace. The separate dining room enjoys views over the rear garden, with doors providing direct access outside. The fitted kitchen offers a practical layout with worktop space and storage.

The first-floor landing provides access to three bedrooms and the family bathroom. The principal bedroom offers generous space with lots of natural light, while the further two bedrooms provide flexible accommodation with built in wardrobes, perfect for guests or use as a home office. The family bathroom completes the first-floor accommodation.

Outside, the property has an attractive frontage with established planting and a driveway providing off-street parking. The rear garden features a paved patio, decking area, lawn and mature planting, providing a pleasant space for outdoor dining and entertaining. The garage offers useful additional storage.

Grosvenor Road is situated in St Albans, within walking distance of the city centre and its range of shops, restaurants and amenities. Within minutes walking distance St Albans City station provides mainline rail services to London St Pancras International, while local schools, green spaces and everyday amenities are also accessible.





ACCOMMODATION

Lounge

14'2 x 11 (4.32m x 3.35m)

Dining

11 x 9'1 (3.35m x 2.77m)

Kitchen

11'1 x 8'4 (3.38m x 2.54m)

Store

FIRST FLOOR

Bedroom One

14'2 x 11'2 (4.32m x 3.40m)

Bedroom Two

12'8 x 11'8 (3.86m x 3.56m)

Bedroom Three

9'11 x 7'10 (3.02m x 2.39m)

Bathroom

Store

Garage

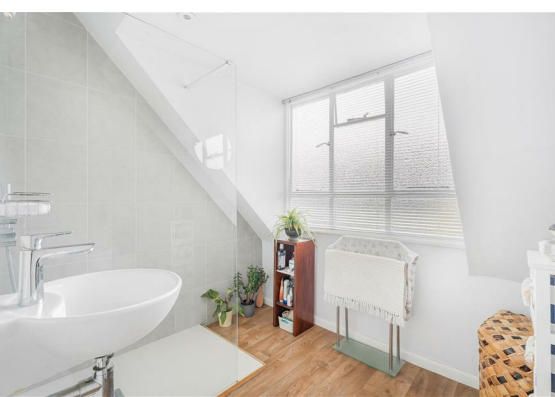
15'9 x 8'4 (4.80m x 2.54m)

EXTERNAL

Driveway

Rear Garden

29'1 x 27'5 (8.86m x 8.36m)



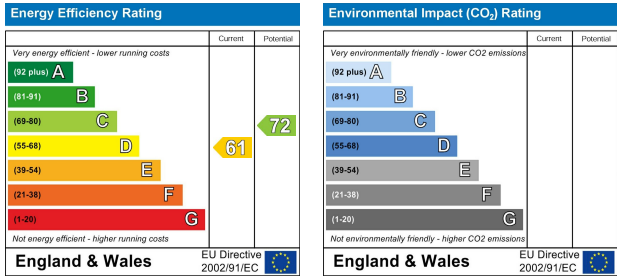
Floor Plan



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.

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