



43 Bernard Street, St. Albans, AL3 5QL

Guide price £585,000 Freehold



43 Bernard Street

St. Albans, AL3 5QL

A highly attractive Victorian terrace house located in the sought-after Garden Fields Conservation Area, benefiting from the rare advantage of off-street parking.

A charming picket fence encloses a low-maintenance front garden, leading to an attractive part-glazed front door. The welcoming lounge features a chimney breast with tiled hearth and bespoke fitted storage to both sides, a bow window to the front, and wood-effect flooring that continues into a sociable dining area. This space includes stairs to the first floor, a rear-facing window, access to a useful cellar room via a hatch and staircase, and a door through to the kitchen.

The kitchen is a stylish and modern space, fitted with a range of wall and base units, quartz worktops, an inset Butler-style sink with mixer tap, integrated gas hob and oven, and additional integrated appliances. A door leads to an inner lobby with access to the rear garden and to the bathroom, which has a contemporary design with a bath and waterfall shower above, basin with built-in storage, WC, part-tiled walls, and a window to the rear.

On the first floor, the landing provides access to two double bedrooms. The principal bedroom enjoys a large sash window to the front and two built-in storage cupboards, while the second bedroom overlooks the rear garden and includes a storage cupboard.

To the rear, the garden is attractively landscaped with a decked patio area ideal for entertaining, and a gate providing access to a resin driveway at the rear, accessed via Dalton Street.

Bernard Street is ideally positioned within the Garden Fields Conservation Area, just a short walk from St Albans city centre. The mainline train station is within a 15-minute walk, and the property is well placed for access to excellent local schools and nearby parks.





ACCOMMODATION

GROUND FLOOR

Lounge

11'9 x 10'8 (3.58m x 3.25m)

Dining Room

10'8 x 9'4 (3.25m x 2.84m)

Kitchen

12'4 x 6'5 (3.76m x 1.96m)

bathroom

BASEMENT

Cellar

11'6 x 10'10 (3.51m x 3.30m)

FIRST FLOOR

Bedroom 1

11'9 x 11 (3.58m x 3.35m)

Bedroom 2

10'10 x 9'1 (3.30m x 2.77m)

OUTSIDE

Frontage

Rear Garden

Off Street Parking



Floor Plan



Total area: approx. 72.9 sq. metres (785.1 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
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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.

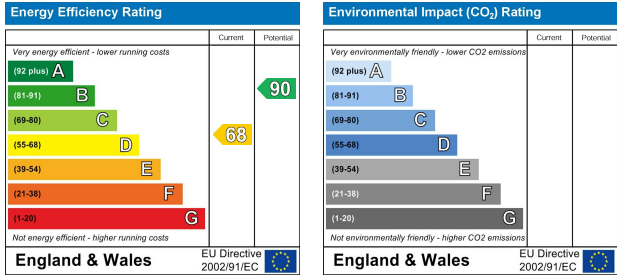
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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS