

32 Arthur Road, St. Albans, AL1 4SZ

Guide price £525,000 Freehold

2 1 2 D

Paul Barker
ESTATE AGENTS

32 Arthur Road

St. Albans, AL1 4SZ

A beautifully presented Victorian terrace house situated in a quiet close in the highly sought-after area of Fleetville, just moments from local shops, well-regarded schools, and the mainline train station.

The accommodation begins with a part-glazed front door opening into a welcoming lounge featuring a sash window to the front, a charming fireplace, and attractive wooden flooring. An archway leads seamlessly into the sociable dining room, which enjoys views over the rear garden and includes stairs to the first floor.

A doorway leads through to the stylish modern kitchen, fitted with a range of wall and base units and a mix of integrated and freestanding appliances. The kitchen enjoys plenty of natural light from windows to the side and rear, with a door providing access to the delightful west-facing garden.

Upstairs, the first-floor landing gives access to the loft hatch and doors to all rooms. The principal bedroom benefits from a sash window to the front and a built-in fitted wardrobe, while the second bedroom enjoys a pleasant outlook over the rear garden and includes a useful built-in cupboard. The spacious family bathroom features a modern fitted suite comprising a bath, separate shower cubicle, basin, and WC.

Externally, the charming west-facing rear garden offers a paved patio leading to a well-kept lawn, with a garden office at the far end complete with light and power, ideal for home working or creative pursuits.

This attractive period home also offers excellent potential for a loft conversion and rear extension, subject to the usual planning permissions.

























ACCOMMODATION

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

Dining Room
11'1 x 11'9 (3.38m x 3.58m)

Kitchen
12'10 x 7'5 (3.91m x 2.26m)

FIRST FLOOR

Bedroom 1
11 x 11'9 (3.35m x 3.58m)

Bedroom 2
7'10 x 9'1 (2.39m x 2.77m)

Bathroom

OUTSIDE

Rear Garden

Garden Office
9'3 x 12'6 (2.82m x 3.81m)

Floor Plan



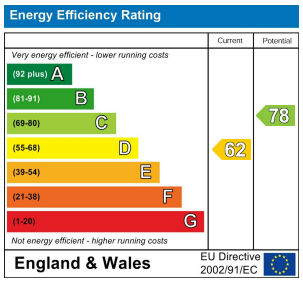
Main area: Approx. 63.9 sq. metres (688.0 sq. feet)
Plus outbuildings, approx. 10.7 sq. metres (115.6 sq. feet)

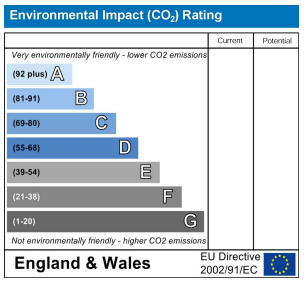
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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