



7 Warwick Road, St. Albans, Hertfordshire AL1 4DJ

Guide price £850,000 Freehold



## 7 Warwick Road

St. Albans, Hertfordshire AL1 4DJ

A modern four-bedroom townhouse situated in the sought-after Bernards Heath area of St Albans, offering spacious and versatile accommodation over four floors, off-street parking, and a private rear garden.

The property is entered via a covered porch into a welcoming entrance hall, with stairs to all levels and a convenient cloakroom/WC. The bright and spacious lounge/diner enjoys a dual aspect with windows to both front and rear, complemented by a wooden floor.

On the lower ground floor, a lobby provides access to the rear garden and leads into a sociable kitchen/breakfast room, fitted with a high-quality kitchen, integrated appliances, and a breakfast bar area. Double doors open onto a superb covered patio space, ideal for entertaining. This level also features a useful utility room.

The first floor offers a principal bedroom with fitted wardrobes and a modern ensuite shower room. Two further bedrooms and a well-appointed family bathroom complete this floor. Stairs lead up to the second floor where there is an additional double bedroom with access to spacious eaves storage.

Outside, a block-paved driveway offers off-street parking, with established evergreen planting and a bin store to the front. The delightful, private rear garden includes a patio area leading to a lawn with mature borders.

Warwick Road is ideally located in the heart of Bernards Heath, within a 15-minute walk of St Albans City Station and the city centre. The area is known for its highly regarded primary schools and proximity to the open green space of Bernards Heath with its children's play area.





## ACCOMMODATION

### LOWER GROUND

**Kitchen/Breakfast Room**  
17'4 x 14'3 (5.28m x 4.34m)

**Utility Room**

### GROUND FLOOR

**Entrance Hall**

**Lounge/Dining Room**  
28'6 x 18'1 (8.69m x 5.51m)

**WC**

### FIRST FLOOR

**Bedroom1**  
9'9 x 16 (2.97m x 4.88m)

**En-suite**

**Bedroom 2**  
11'6 x 11 (3.51m x 3.35m)

**Bedroom 3**  
8'2 x 9'5 (2.49m x 2.87m)

**Bathroom**

### SECOND FLOOR

**Bedroom 4**  
18'6 x 11 (5.64m x 3.35m)

### OUTSIDE

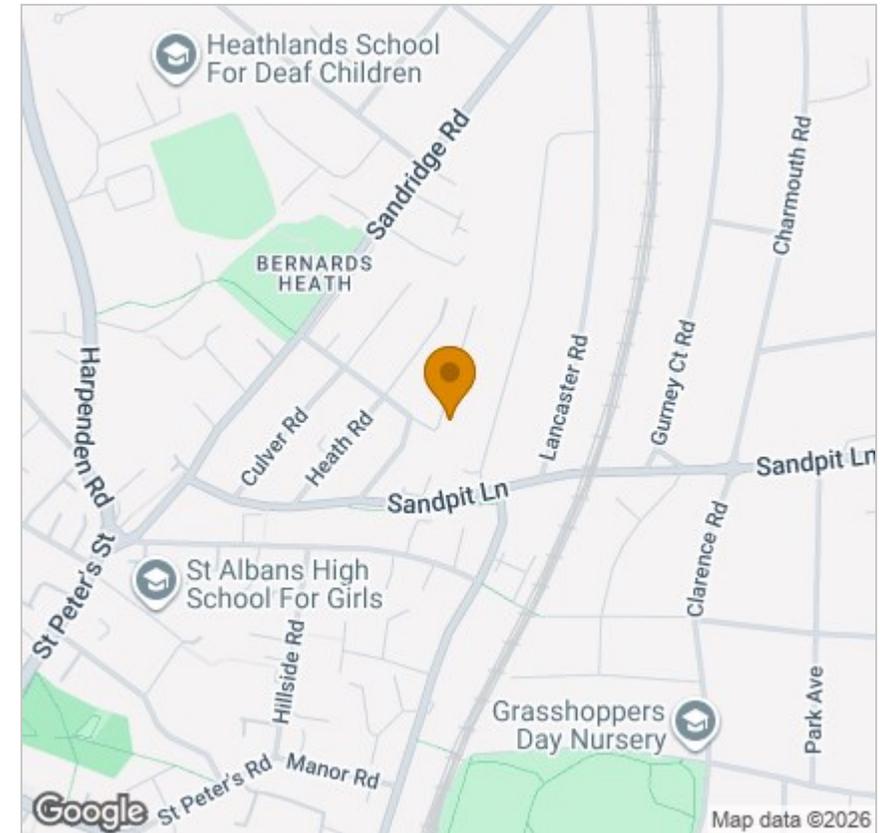
**Front Driveway**

**Rear Garden**

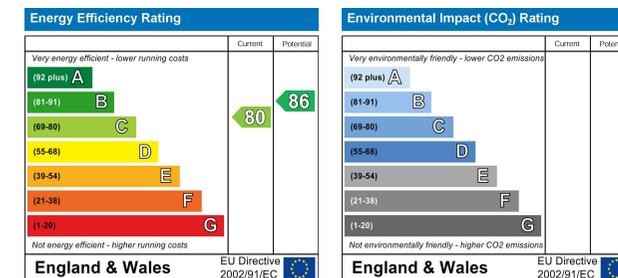
## Floor Plan



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.