



**Connells**

6a Ashley Road  
St. Albans



### Property Description

Positioned in a sought-after residential location in the historic city of St Albans, this beautifully presented three storey, three-bedroom end-of-terrace home, built in 2019, is offered to the market chain free and ready for immediate occupation.

The property offers bright and well-proportioned accommodation throughout. The welcoming lounge features an attractive bay window, allowing natural light to flood the space. To the rear you will find the impressive kitchen/diner, complete with fully integrated appliances and bi-fold doors that open onto the garden. A stylish bathroom completes the ground floor. The first floor comprises two well-sized bedrooms, including the principal bedroom which benefits from a charming Juliet balcony, along with a contemporary family shower room. The third bedroom occupies the entire top floor, creating a superb private space ideal as a guest room, teenager's retreat or dedicated home office.

Externally, the private rear garden has been thoughtfully landscaped and includes a versatile garden room/home office, as well as an electric awning for shaded outdoor dining. The property further benefits from off-road parking for two vehicles.

Perfectly positioned for families and commuters alike, the home is approximately 0.6 miles from Oakwood Primary School and 0.6 miles from Beaumont School, 1 mile from Oaklands College, and just 1 mile from St Albans City railway station, offering excellent links into London.



### **Kitchen/Diner**

14' 10" max x 11' 8" max ( 4.52m max x 3.56m max )

### **Lounge**

11' max x 11' max ( 3.35m max x 3.35m max )

### **Bathroom**

### **Bedroom One**

14' 2" max x 11' 1" max ( 4.32m max x 3.38m max )

### **Bedroom Two**

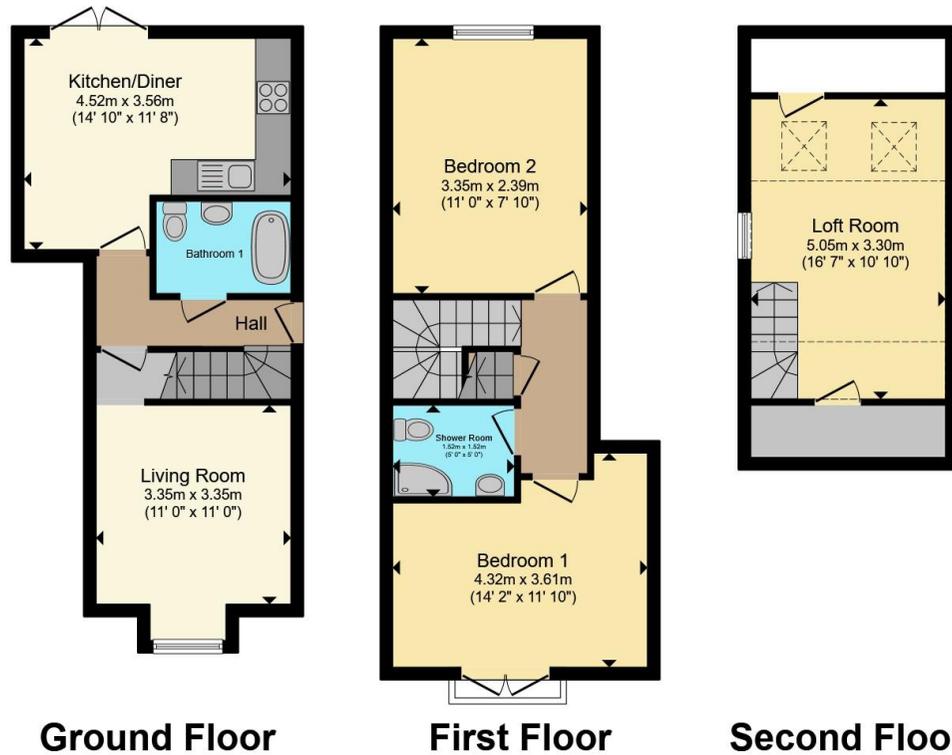
11' max x 7' 1" max ( 3.35m max x 2.16m max )

### **Shower Room**

### **Bedroom Three/Loft Room**

16' 7" max x 10' 10" max ( 5.05m max x 3.30m max )





Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: D

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Tenure: Freehold



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