

38 Warwick Road, St. Albans, AL1 4DL

Guide Price £865,000



## 38 Warwick Road

St. Albans

A beautifully presented Victorian three-bedroom end-of-terrace home, situated on the highly regarded Warwick Road. The property offers a considered blend of contemporary living and retained period character, with original features subtly complemented by high-quality modern finishes throughout.

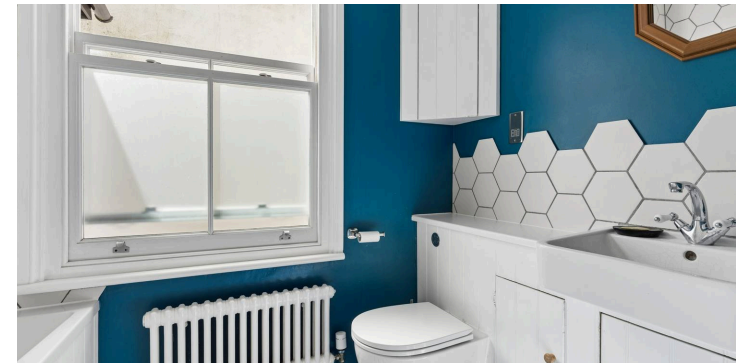
A rear extension has created an impressive open-plan kitchen, lounge and breakfast space, designed to enhance both everyday living and entertaining. The bespoke Poggenpohl kitchen is seamlessly integrated into the layout, maximising both functionality and aesthetics. French doors open onto a mature rear garden, extending the living space outdoors. The garden also benefits from a recently constructed external office/gym, complete with power, lighting, and hardwired internet connectivity, ideal for remote working or fitness use.

To the front of the property, a separate reception room provides a more intimate living area, centred around a feature fireplace. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the first floor comprises a generous principal bedroom with built-in wardrobes, two further bedrooms, and a well-appointed family bathroom. In addition, a loft room with Velux window, power and lighting offers flexible space with further potential, subject to the necessary consents.







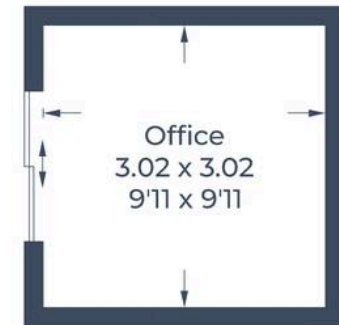
Approximate Gross Internal Area  
Ground Floor = 57.6 sq m / 620 sq ft  
First Floor = 47.5 sq m / 511 sq ft  
Office = 9.0 sq m / 97 sq ft  
Total = 114.1 sq m / 1,228 sq ft



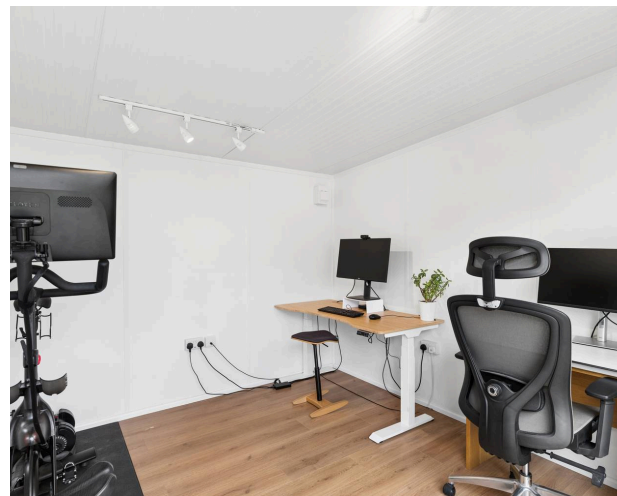
**First Floor**

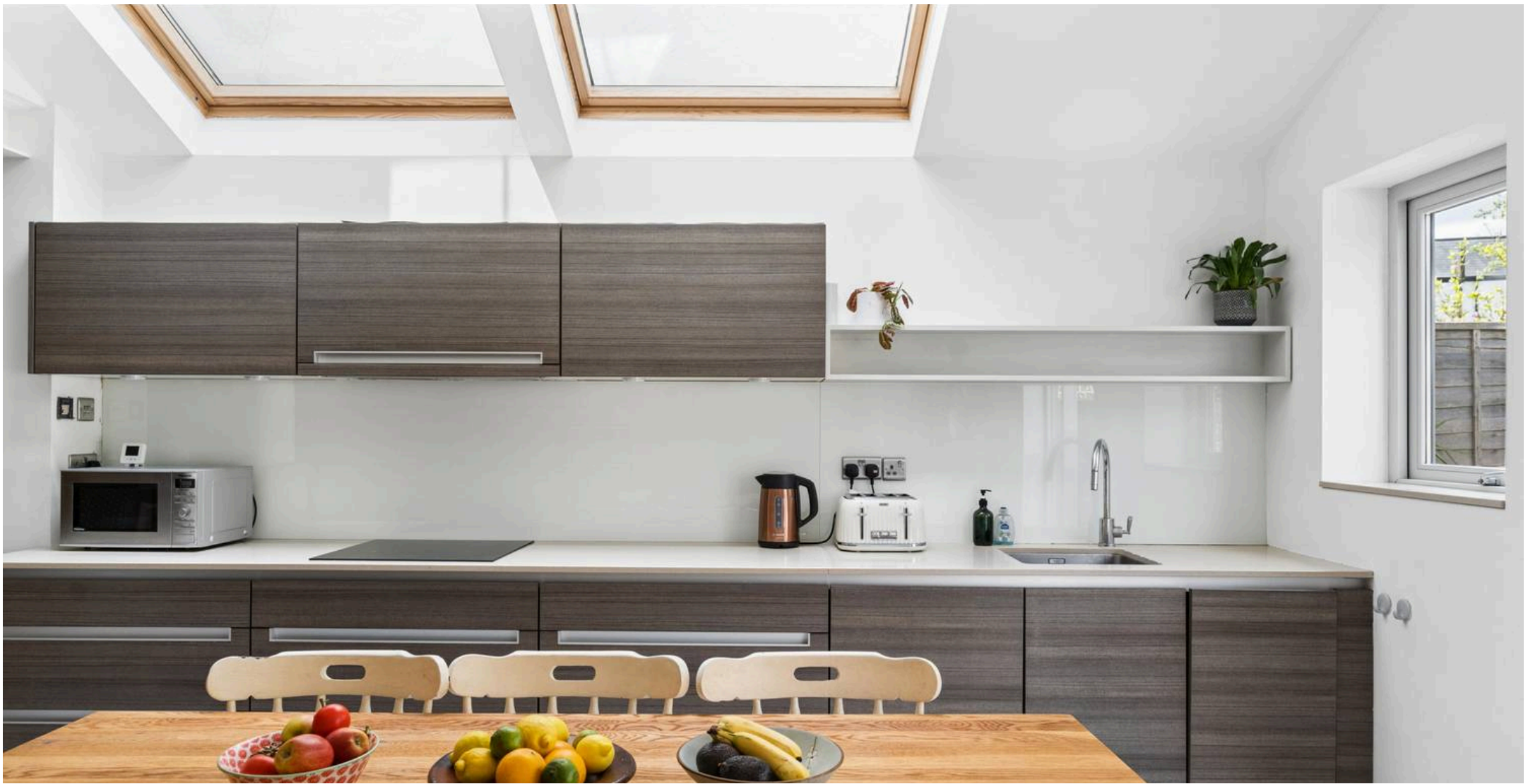


**Ground Floor**



(Not Shown In Actual  
Location / Orientation)





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