



8A Beresford Road, St. Albans, AL1 5NP

Guide price £490,000 Freehold



8A Beresford Road

St. Albans, AL1 5NP

A well-presented terraced family home offering versatile accommodation, off-road parking and a mature rear garden. The property also benefits from being sold chain free.

The property is arranged over two floors and features a generous lounge/dining room, providing an excellent space for everyday living and entertaining. The kitchen is well proportioned and thoughtfully laid out, while the garage conversion creates a valuable additional room offering flexibility to suit modern living. A ground floor W.C completes the accommodation on this level.

To the first floor are three bedrooms, including a well-sized principal bedroom, together with a family bathroom.

Outside, the property benefits from off-road parking and an attractive mature rear garden, planted with established trees and shrubs, offering a good degree of privacy and a pleasant outdoor space.

Beresford Road is an established residential road within close proximity to a number of popular primary schools, the sought after Samuel Ryder school and the green space of Highfield Park. The mainline train station to St Pancras International is within 1 mile and there are a number of local shops close by.





ACCOMMODATION

Porch

Entrance Hall

Study

13' x 7'7 (3.96m x 2.31m)

Lounge/Dining Room

15'10 x 15'11 (4.83m x 4.85m)

Kitchen

8'10 x 7'4 (2.69m x 2.24m)

WC

FIRST FLOOR

Landing

Bedroom 1

12'1' x 11'10 (3.68m' x 3.61m)

Bedroom 2

10'7 x 9'1 (3.23m x 2.77m)

Bedroom 3

9'1 x 6'5 (2.77m x 1.96m)

Bathroom

OUTSIDE

Floor Plan

