53 Burnham Road, St. Albans, AL1 4QN

Guide price £600,000 Freehold

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Paul Barker
ESTATE AGENTS

53 Burnham Road

St. Albans, AL1 4QN

A highly attractive bay-fronted Victorian terrace house, situated on a sought-after road in the Fleetville area of St Albans. Retaining many charming period features, the property offers excellent potential to reconfigure, extend to the rear, or convert the loft, subject to necessary planning permissions. Further benefits include no onward chain.

A covered porch and part-glazed front door open into a welcoming entrance hall with access to the principal rooms. To the front is a bay-fronted lounge with sash windows and feature fireplace. The dining room overlooks the rear garden via a sash window and also includes a fireplace, stairs to the first floor, and useful understairs storage. A doorway leads to the kitchen, fitted with shaker-style wall and base units with worktops above, an inset sink with mixer tap, and recesses for white goods.

Beyond the kitchen is an inner lobby with access to the rear garden and a modern shower room comprising a generous shower cubicle, wash basin with storage below, and WC.

The first-floor landing provides access to the loft hatch and all rooms, including the principal bedroom with two sash windows to the front and built-in cupboard. There is a further double bedroom overlooking the rear garden with storage, and a third well-proportioned bedroom with an additional cupboard.

Externally, a privet hedge provides screening to the front with a pretty pathway leadingto the front door. The mature rear garden features a lawn, established planting borders, patio seating area, and a wooden shed. A gate provides right of way back to the pavement.

Burnham Road is located in the heart of Fleetville, within approximately 0.8 miles of the mainline station with direct services to St Pancras International. The area benefits from well-regarded schools and a vibrant local parade with a Post Office, bakery, boutique coffee shop and Morrisons supermarket, alongside other amenities.

ACCOMMODATION

Hall

Lounge
11'10 x 10'9 (3.61m x 3.28m)

Dining Room
14'1 x 13'6 (4.29m x 4.11m)

Kitchen
10'4 x 8'0 (3.15m x 2.44m)

Shower Room

FIRST FLOOR

Landing

Bedroom
14'1 x 10'6 (4.29m x 3.20m)

Bedroom
11'1 x 10'8 (3.38m x 3.25m)

Bedroom
10'5 x 8'0 (3.18m x 2.44m)

OUTSIDE

Frontage

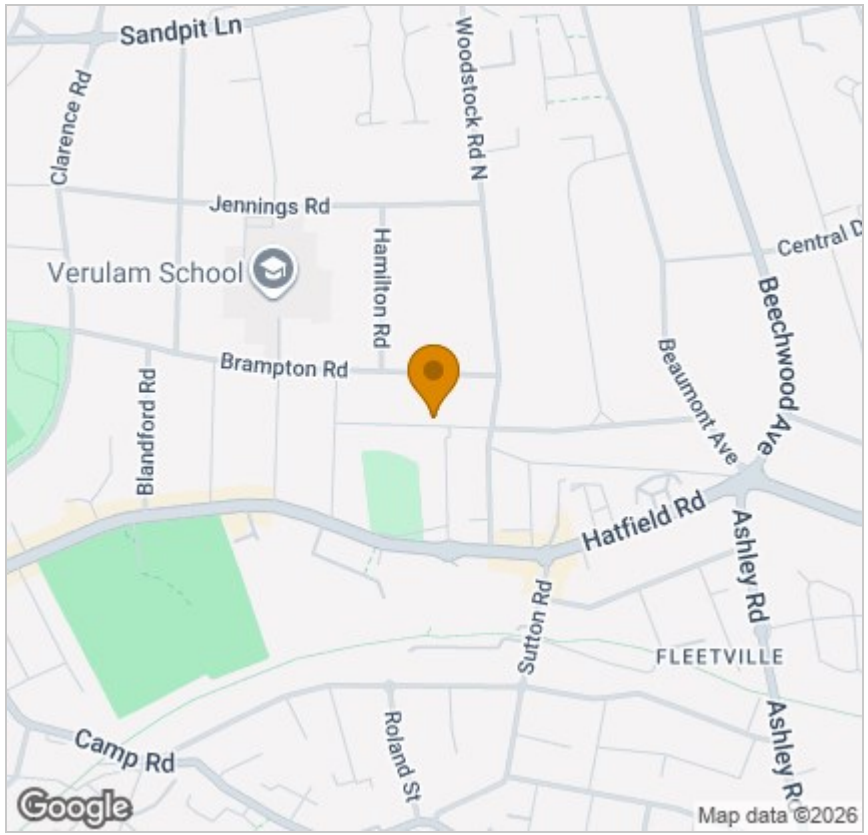
Rear Garden
60 (18.29m)

Floor Plan

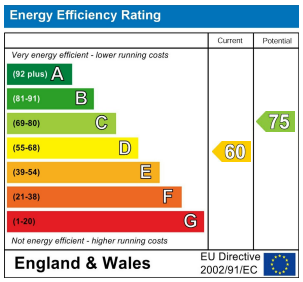
Total area: approx. 83.1 sq. metres (894.0 sq. feet)

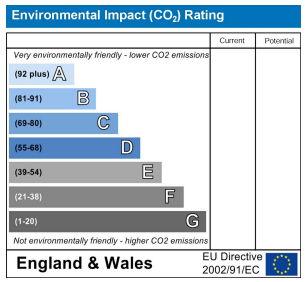
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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