



23 Blenheim Road, St. Albans, AL1 4NS

Guide price £1,200,000 Freehold





## 23 Blenheim Road

St. Albans, AL1 4NS

A highly attractive Edwardian semi-detached house situated on a sought-after and established residential road. This halls-adjointing home offers spacious and versatile accommodation arranged over three floors and comes with no onward chain. The property would benefit from modernisation, providing an excellent opportunity to renovate and create a home to one's own taste and style.

A covered entrance porch opens into a welcoming entrance hall with stairs to the first floor and doors to all principal rooms. The impressive bay-fronted lounge features three sash windows and a central fireplace, while a further dual-aspect sitting room enjoys views to the side and rear and access to the garden. There is a breakfast room with a door to the side and another leading into a basic kitchen fitted with a range of wall and base units, giving access to a ground floor bathroom and separate WC.

The first-floor landing leads to a magnificent principal bedroom with a bay window and feature fireplace, together with two additional double bedrooms, one of which includes access to a kitchenette. A bathroom with bath and basin and a separate WC complete this floor. The second floor offers two further bedrooms and useful loft storage space.

Externally, the property enjoys a pleasant frontage with a low-level wall, pathway to the front door, and garden area. A shared driveway to the side provides access to a detached garage and an extensive approx. 135ft mature rear garden, mainly laid to lawn with a variety of plants and trees.

The property is set on a highly desirable street within walking distance of St Albans City Centre, the mainline station, Clarence Park, and excellent schools.







## ACCOMMODATION

### GROUND FLOOR

#### Porch

#### Entrance Hall

#### Lounge

14'6 x 13'11 (4.42m x 4.24m)

#### Dining Room

12'2 x 11'11 (3.71m x 3.63m)

#### Breakfast Room

15'2 x 11'11 (4.62m x 3.63m)

#### Kitchen

11'11 x 6'11 (3.63m x 2.11m)

#### Bathroom

#### WC

### FIRST FLOOR

#### Landing

#### Bedroom 1

18'5 x 14'1 (5.61m x 4.29m)

#### Bedroom 2

12'2 x 11'11 (3.71m x 3.63m)

#### Bedroom 3

11'11 x 11' (3.63m x 3.35m)

#### Kitchenette

12'4 x 5 (3.76m x 1.52m)

#### Bathroom

#### WC

### SECOND FLOOR

#### Landing

#### Bedroom 4

16'9 x 12'2 (5.11m x 3.71m)

#### Bedroom 5

12'5 x 8' (3.78m x 2.44m)

#### Loft Room

### OUTSIDE

#### Front Garden

#### Shared Driveway

#### Detached Garage

#### Rear Garden

135 (41.15m)





Floor Plan



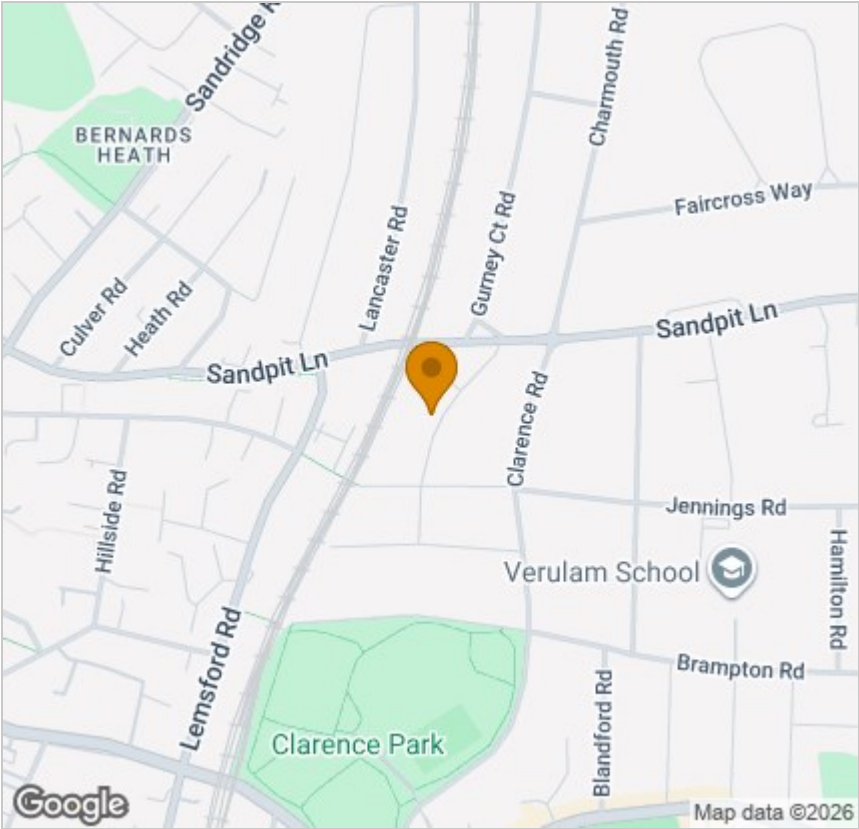
TOTAL FLOOR AREA : 2032 sq.ft. (188.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing

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Area Map



Energy Efficiency Graph

