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Mon - Sun  
8.30 am - 8 pm

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20 Alexandra Road, St. Albans, AL1 3AZ  
Guide price £450,000 Freehold

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Paul Barker  
ESTATE AGENTS

## 20 Alexandra Road

St. Albans, AL1 3AZ

Nestled in the vibrant heart of St Albans City, this delightful two-bedroom period property offers the perfect blend of character, comfort, and convenience. Just 0.3 miles from the mainline station, with direct links to London St Pancras International, and surrounded by an excellent array of shops, cafes, restaurants, and pubs, the location is truly second to none.

This well-presented home features thoughtfully designed accommodation throughout. A gated front garden leads into a welcoming lounge, flowing seamlessly into a bright, modern kitchen-diner, ideal for both everyday living and entertaining.

Upstairs, you'll find two bedrooms and a well-appointed bathroom. To the rear, a charming courtyard gives access to a versatile brick-built room, perfect for use as a home office, gym, or garden retreat. Beyond, the generously sized and mature rear garden provides a peaceful outdoor haven, ideal for relaxing or entertaining.

Offered chain-free, this characterful home is an excellent opportunity for first-time buyers, city professionals, or commuters seeking style, space, and superb connectivity.





## ACCOMMODATION

### Lounge

10'9 x 11'3 (3.28m x 3.43m)

### Kitchen

9'5 x 11'3 (2.87m x 3.43m)

### Workshop

9'1 x 9'9 (2.77m x 2.97m)

## FIRST FLOOR

### Bedroom 1

10'5 x 8'6 (3.18m x 2.59m)

### Bedroom 2

9'5 x 5'10 (2.87m x 1.78m)

### Bathroom

## OUTSIDE

### Front Garden

### Rear Garden

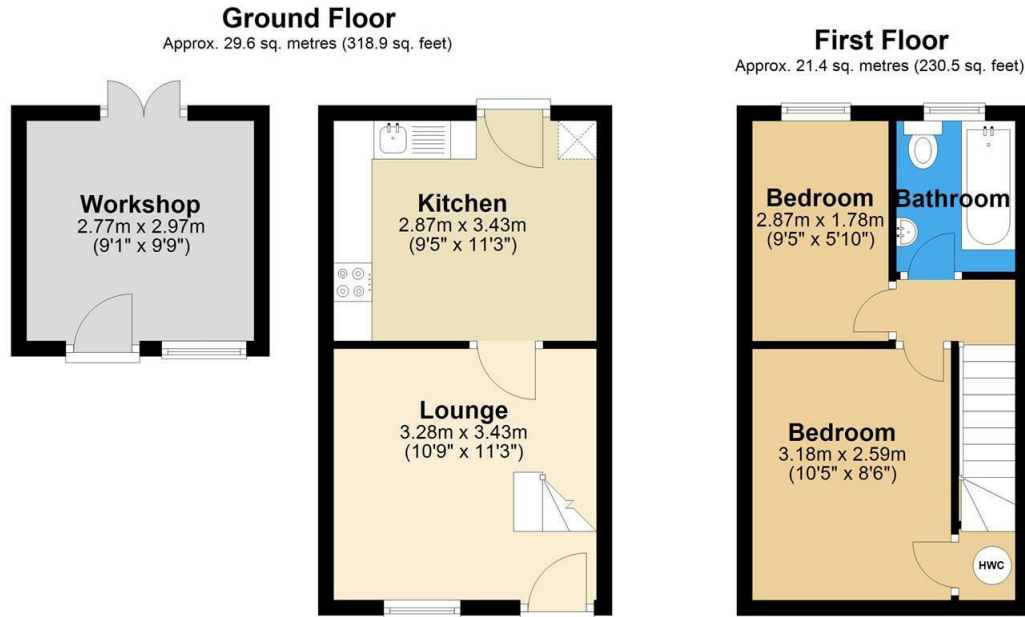
60 (18.29m)

### Workshop/Home Office

9'9 x 9'5 (2.97m x 2.87m)



## Floor Plan



Total area: approx. 51.0 sq. metres (549.4 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.

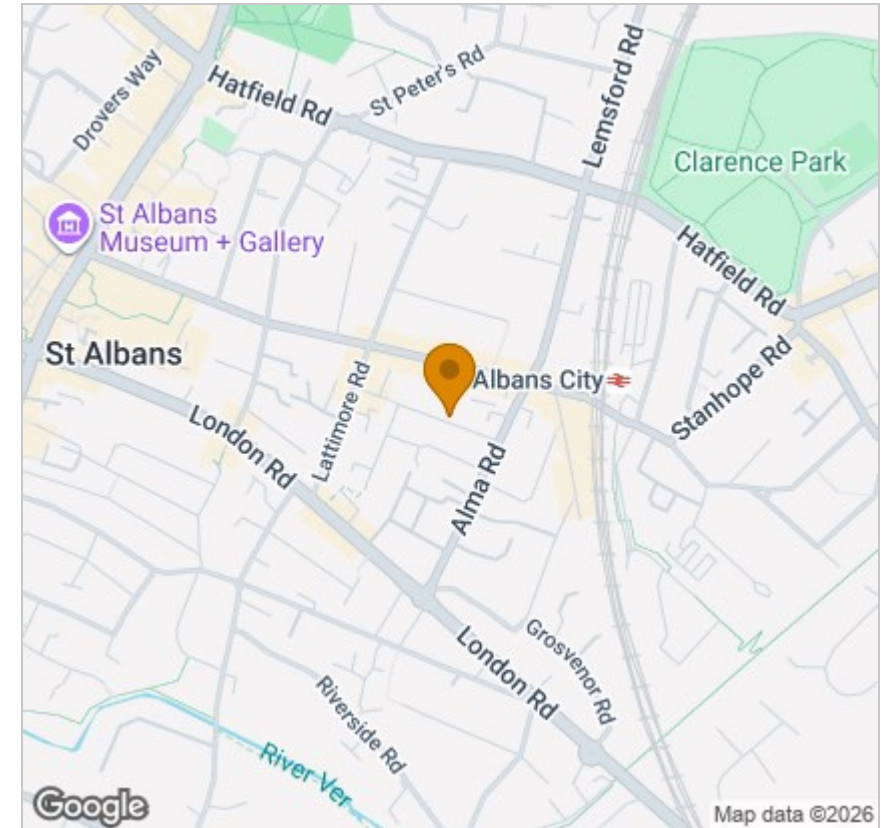
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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

