



23 Glenferrie Road, St. Albans, AL1 4JT

Guide price £800,000 Freehold



23 Glenferrie Road

St. Albans, AL1 4JT

A bay-fronted Edwardian semi-detached home, ideally positioned on one of Fleetville's most sought-after roads. This house presents an excellent opportunity to modernise and reconfigure the existing layout by extending to the rear, or converting the loft to create additional living space, subject to planning permission.

A covered porch leads into the entrance hallway giving access to two spacious reception rooms, the rear of which has original features & a potential access point to the rear garden. The hallway continues to the kitchen, providing an additional access point to the rear garden past a downstairs bathroom.

Stairs in the hallway lead to the first floor and three good sized double bedrooms, shower room, built-in storage cupboard and loft hatch.

Externally, the property benefits from a planted frontage area with the rear garden enjoying a sunny west-facing aspect with lawn and mature trees and shrubs, offering great privacy whilst featuring a side patio area ideal for entertaining and access leading to the front.

Glenferrie Road is wonderfully located within 0.5 mile of the mainline train station into St Pancras International. Fleetville is a thriving hub of local shops, restaurants, services, two parks and highly sought after primary and senior school.





Porch

Hallway

Lounge

15'1" x 12'5" (4.60m x 3.78m)

Dining room

12'9" x 10'3" (3.91m x 3.14m)

Kitchen

17'8" x 9'10" (5.38m x 3.00m)

Bathroom

FIRST FLOOR

Bedroom

11'10" x 9'11" (3.61m x 3.02m)

Shower room

Bedroom

12'9" x 10'5" (3.91 x 3.18)

Bedroom

15'2" x 16'4" (4.64m x 4.98m)

OUTSIDE

Front garden

Rear garden



Floor Plan



Total area: approx. 117.3 sq. metres (1262.7 sq. feet)

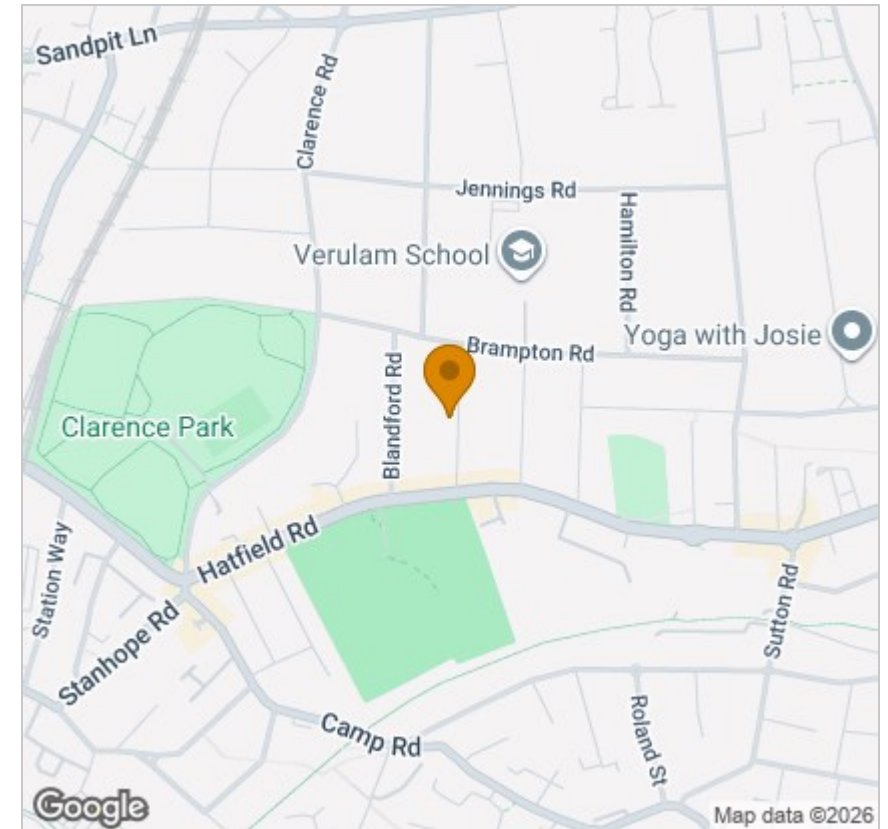
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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Area Map



Energy Efficiency Graph

