



236 Riverside Road, St. Albans, AL1 1SF

Guide price £425,000 Freehold



## 236 Riverside Road

St. Albans, AL1 1SF

Tucked away in a peaceful cul-de-sac and backing directly onto the Watercress Nature Reserve, this one-bedroom split-level freehold home offers a rare combination of tranquility and convenience. Located within walking distance of St Albans mainline station, the city centre, the Alban Way, and local green spaces, it is ideally positioned for both commuters and nature lovers.

A covered entrance porch opens into a vaulted ceiling hallway, allowing natural light to flood the space. Stairs lead to both the lower ground and first floors. The attractively presented kitchen includes windows to the front and side, a range of wall and base units, and part-integrated appliances.

On the lower ground floor, the landing features a useful built-in storage cupboard and opens into a bright dual-aspect lounge/dining room with a window to the side, a feature fireplace, and sliding patio doors. These lead to a part brick-built conservatory with fitted blinds, windows to the side and rear, and French doors opening to a private, low-maintenance garden. The garden includes a side gate for pedestrian access and a wooden shed at the rear.

The first floor offers a spacious double bedroom with views over the rear garden, fitted wardrobes, and a built-in cupboard. The modern bathroom includes a bath with mixer tap and shower attachment, a basin, low-level WC, and a window to the side.

To the front, there is a block-paved driveway providing off-street parking for one car and a path to the entrance. This well-maintained property is offered chain free and freehold, making it an ideal opportunity for first-time buyers, downsizers, or investors seeking a quiet yet well-connected location in St Albans.





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Kitchen

11'2 x 5'8 (3.40m x 1.73m)

### LOWER GROUND FLOOR

Lounge/Dining Room

12' x 11'9 (3.66m x 3.58m)

Conservatory

9'8 x 9'10 (2.95m x 3.00m)

### FIRST FLOOR

Bedroom

9'8 x 10'1 (2.95m x 3.07m)

Bathroom

### OUTSIDE

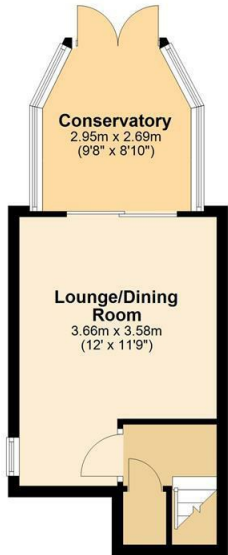
Parking Space

Rear Garden

## Floor Plan

### Lower Ground Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



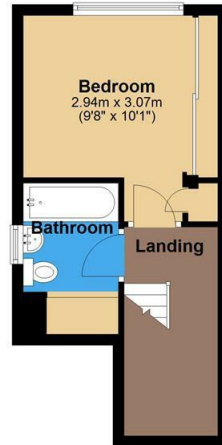
### Ground Floor

Approx. 14.4 sq. metres (154.9 sq. feet)



### First Floor

Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 64.5 sq. metres (694.2 sq. feet)

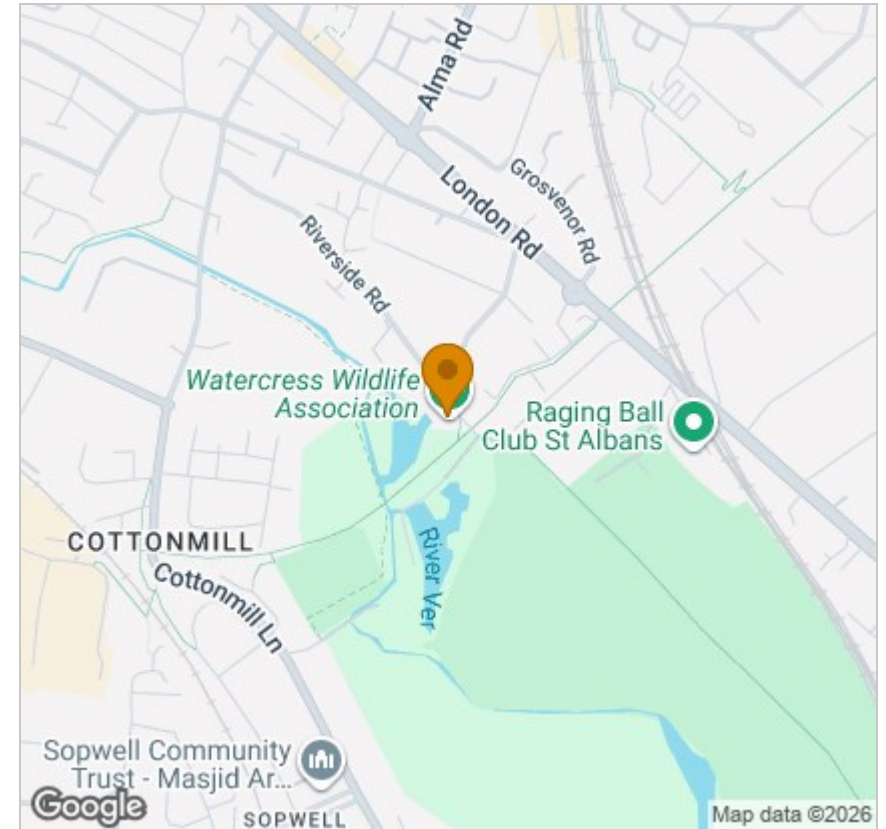
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

## 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

