



DAVID CHADWICK
ST ALBANS

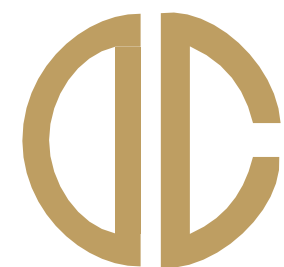
King's Road
St Albans

53 King's Road
St Albans AL3 4TQ

An excellent Edwardian terraced house situated in a highly desirable cul-de-sac location in the heart of the old conservation area

Summary

Entrance-hall
Sitting room | Dining room | Kitchen/breakfast room
Cloak room
Three double bedrooms
Bathroom
Gardens
Scope to convert the loft (STPP)
Tenure – Freehold
No onward chain



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The Property

An excellent Edwardian terraced house situated in a highly desirable cul-de-sac location in the heart of the old conservation area. The city centre and both stations are within easy reach, as are extensive local amenities and highly regarded schools including Ofsted Outstanding St Michael's Primary school.

The Property

Having been beautifully extended and refurbished throughout this immaculately presented and stylishly appointed terraced house has light and spacious accommodation over two well planned floors, while still offering the scope to convert the generous loft space, subject to the necessary consents.

The ground floor offers impressive open plan accommodation with an interconnecting sitting room and dining room which then leads to a spacious extended kitchen breakfast room with double doors leading to the rear garden.

An entrance hall and cloak room complete the picture downstairs, while the first floor has the rare advantage of three well-proportioned double bedrooms and a contemporary family bathroom.

Outside

Outside, the house sits behind a handsome brick-built façade with a town house style front garden, while to the rear is a low maintenance hard landscaped garden over two levels. Making a lovely back drop to the house it also offers the ideal space for al-fresco dining and entertaining. Gated access provides pedestrian passage to Mount Pleasant at the rear.

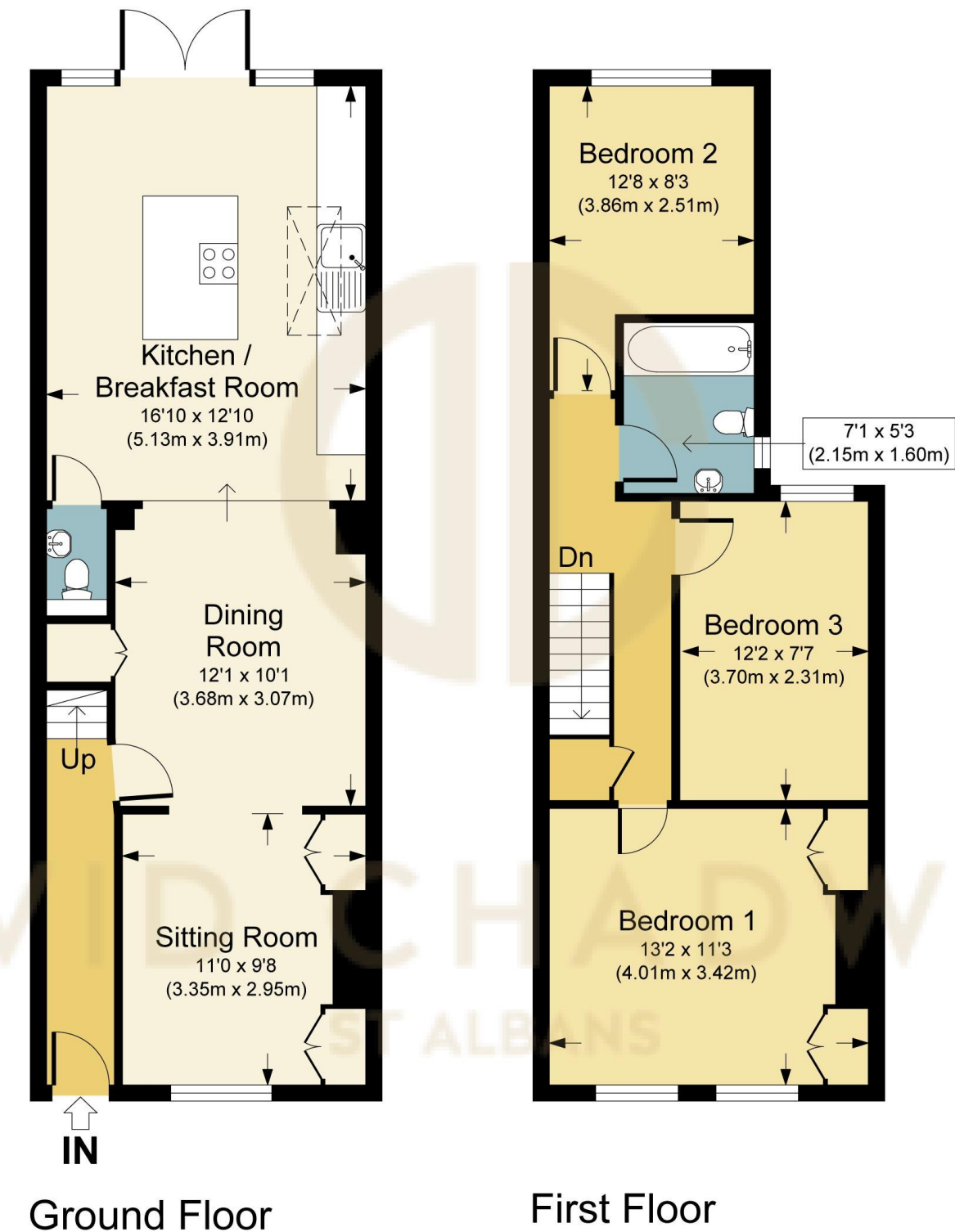
Location

A highly desirable cul-de-sac location in the heart of the old conservation area. The city centre and both stations are within easy reach, as are extensive local amenities and highly regarded schools including Ofsted Outstanding St Michael's Primary school. St Michael's Village is just a short walk as is Verulamium Park & Lakes, with the Abbey just beyond.

General

Tenure – Freehold
Services – Mains water, drainage, gas & electricity
EPC Rating – C
Council Tax - Band E - £2,894.66

APPROX. GROSS INTERNAL FLOOR AREA 962.93 SQ FT / 89.46 SQ M
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