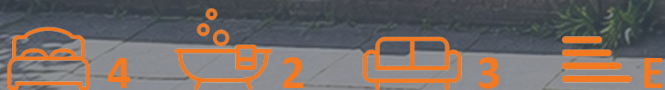




14 Burnham Road, St. Albans, AL1 4QW

Guide price £925,000 Freehold



Paul Barker
ESTATE AGENTS

14 Burnham Road

St. Albans, AL1 4QW

A highly attractive four double bedroom Edwardian semi-detached home, situated on a sought-after road in the heart of Fleetville, with a delightful south-facing rear garden backing directly onto parkland. Extensively renovated and extended in recent years, the property combines period charm with stylish modern living.

The front door opens into a welcoming entrance hall with stairs to the first floor and a useful downstairs cloakroom/WC. The elegant bay-fronted lounge features sash windows, exposed wooden floorboards and a feature chimney breast with wooden mantelpiece.

The stylish kitchen is fitted with Shaker-style wall and base units, solid wood worktops, a Butler sink, integrated appliances, hob and oven, and overlooks the rear garden. A wide opening leads into the impressive dual-aspect dining room, filled with natural light from French doors opening onto the garden and full-height glazed doors to the side, creating a superb space for family living and entertaining.

The first floor offers three generous double bedrooms, the front bedroom benefitting from fitted wardrobes, while the remaining bedrooms enjoy views over the rear garden. A well-appointed family bathroom completes this floor.

The second floor is dedicated to the spacious principal bedroom, featuring a Juliet balcony and stylish en suite with shower, WC and wash hand basin.

Outside, the property is set behind a low brick wall and mature hedging. The delightful south-facing rear garden features a patio ideal for entertaining, established borders and planting, together with a superb garden room/home office with power and light. A gate provides direct access to the adjoining parkland and children's play area.

Burnham Road is ideally positioned in the heart of Fleetville, approximately 0.8 miles from the mainline station with direct services to St Pancras International. The area offers excellent schools, a parade of shops, bakery, coffee shop, Post Office, Morrisons supermarket.





ACCOMMODATION

Entrance Hall

Kitchen

13'0 x 9'7 (3.96m x 2.92m)

Dining Area

12'6 x 8'5 (3.81m x 2.57m)

Lounge

13'1 x 11'9 (3.99m x 3.58m)

W.C.

FIRST FLOOR

Landing

Bedroom

13'1 x 11'9 (3.99m x 3.58m)

Bedroom

15'7 x 8'5 (4.75m x 2.57m)

Bedroom

10'1 x 9'7 (3.07m x 2.92m)

Bathroom

SECOND FLOOR

Bedroom

17'4 x 13'0 (5.28m x 3.96m)

En-Suite

OUTSIDE

Frontage

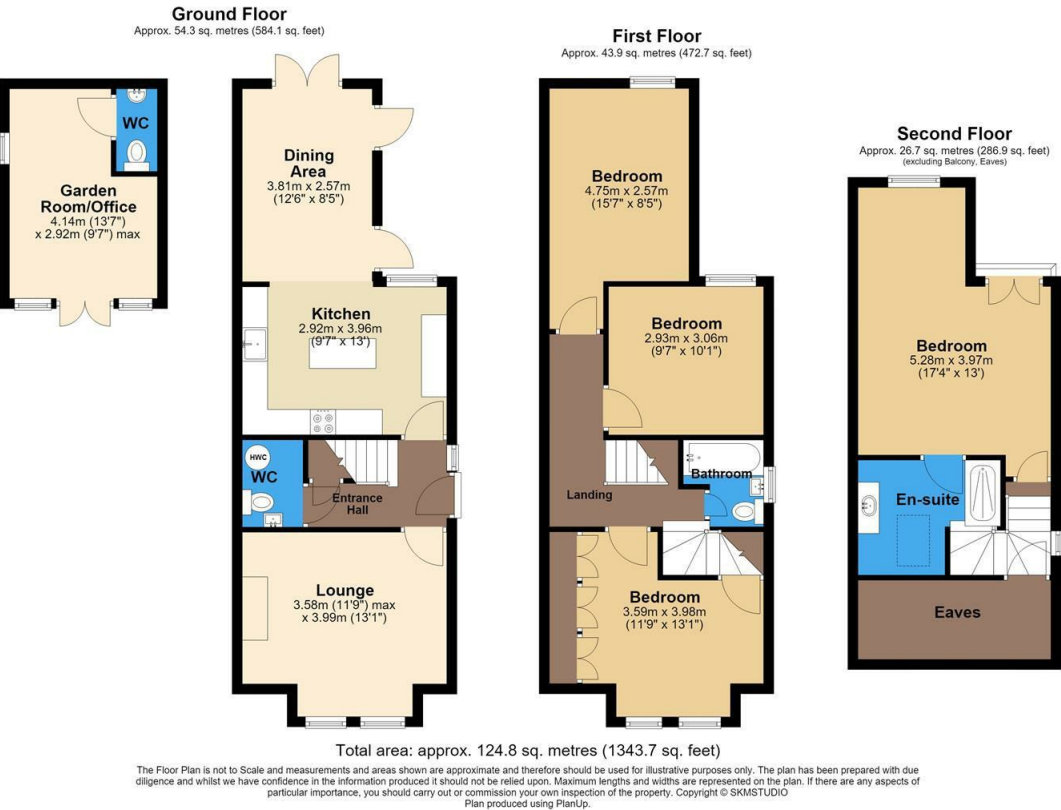
Rear Garden

Garden Room/Office

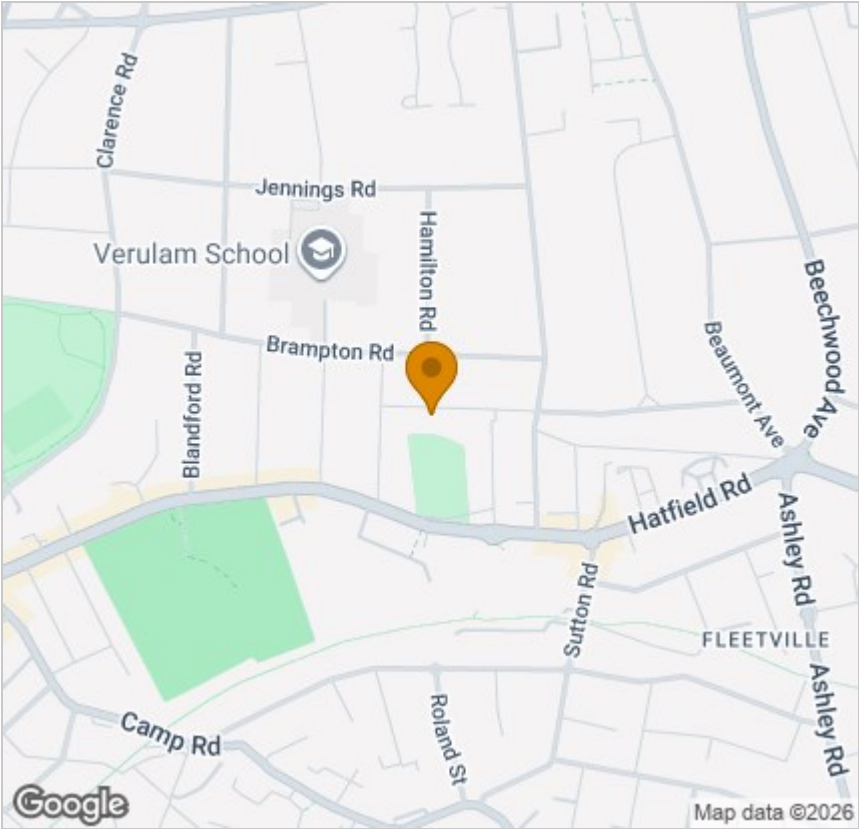
13'7 x 9'7 (4.14m x 2.92m)



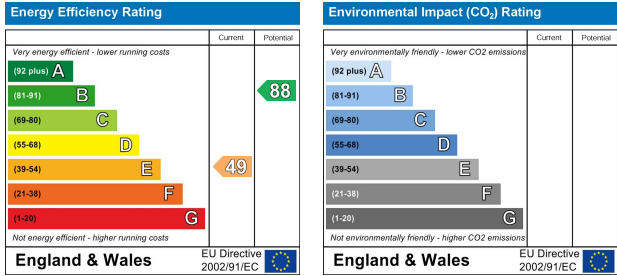
Floor Plan



Area Map



Energy Efficiency Graph



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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