



54 Boundary Road, St. Albans, AL1 4DH  
Guide price £760,000 Freehold

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 Permit holders only  
Mon - Fri  
9.30 - 11.30 am  
1.30 - 2.30 pm

*Paul Barker*  
ESTATE AGENTS

## 54 Boundary Road

St. Albans, AL1 4DH

An exceptionally attractive Victorian end of terrace home offering approximately 1,100 sq ft of stylish and extended living space, and situated in the highly sought-after Bernards Heath area. Within walking distance of local shops, outstanding schools, and the open green space of the Heath, this home perfectly blends period charm with modern family living.

Upon entering, you are welcomed into a cosy lounge featuring a sash window and an elegant fireplace, ideal for relaxing evenings. A door leads through to the heart of the home - a stunning kitchen/dining room. This impressive space boasts a part-vaulted ceiling with skylights and sliding doors that flood the room with natural light, seamlessly connecting the indoors to the private rear garden. The kitchen is fitted to a high standard with a range of base and wall units, complemented by a practical storage cupboard and staircase to the upper floors.

The first-floor landing provides access to three well-proportioned bedrooms. The standout master bedroom includes a private staircase to a luxurious en-suite bathroom, complete with a bath, basin, WC, and useful eaves storage. Two further bedrooms enjoy views over the rear garden and are served by a contemporary wet room with a walk-in shower, basin, and W.C.

Outside, the home enjoys a charming walled front garden with gated access and a path to the front door. The beautifully landscaped rear garden features a patio area surrounded by mature plants and shrubs. Beyond the main garden lies a versatile workshop with power and lighting - perfect for conversion into a home office or studio.

Boundary Road is in the heart of Bernards Heath conveniently located within 15 minutes walk of the mainline train station and St Albans City centre. There are very highly regarded local Primary Schools and the green open space of Bernards' Heath with a children's play area very close by.





## ACCOMMODATION

### Lounge

12'1 x 11'11 (3.68m x 3.63m)

### Kitchen/dining Room

14'8 x 12'1 (4.47m x 3.68m)

## FIRST FLOOR

### Bedroom 1

12'1 x 11'11 (3.68m x 3.63m)

### Bedroom 2

12'5 x 8 (3.78m x 2.44m)

### Bedroom 3

9'1 x 8 (2.77m x 2.44m)

### Wet Room

## SECOND FLOOR

### Bathroom

11'8 x 10'10 (3.56m x 3.30m)

## OUTSIDE

### Front Garden

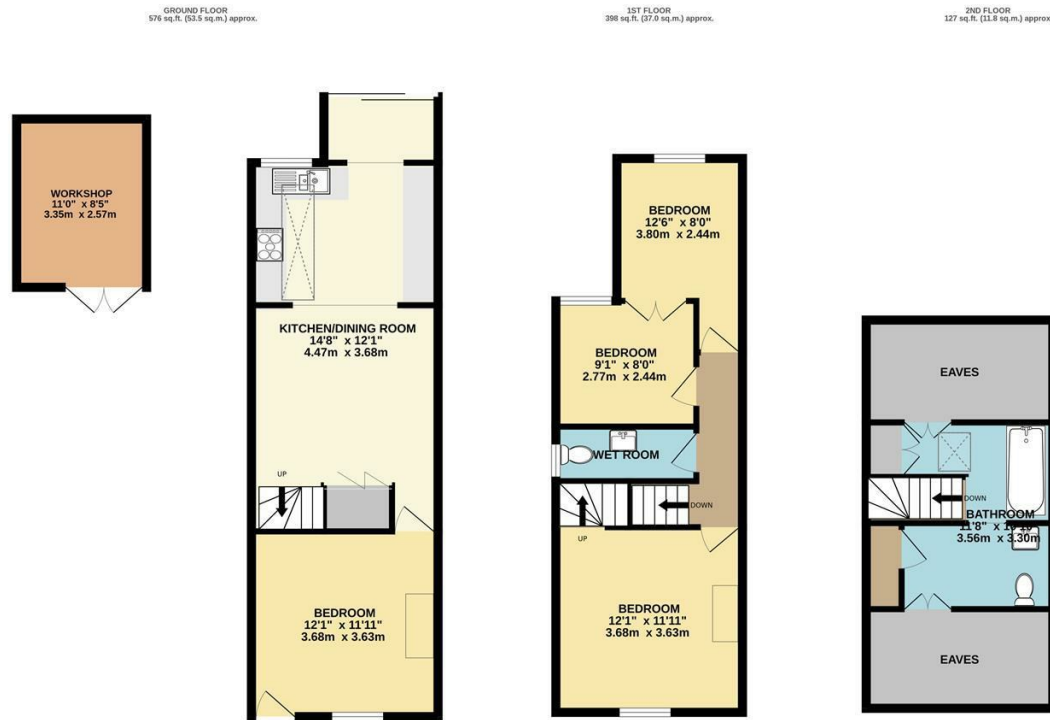
### Rear Garden

### Workshop

11 x 8'5 (3.35m x 2.57m)



## Floor Plan



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

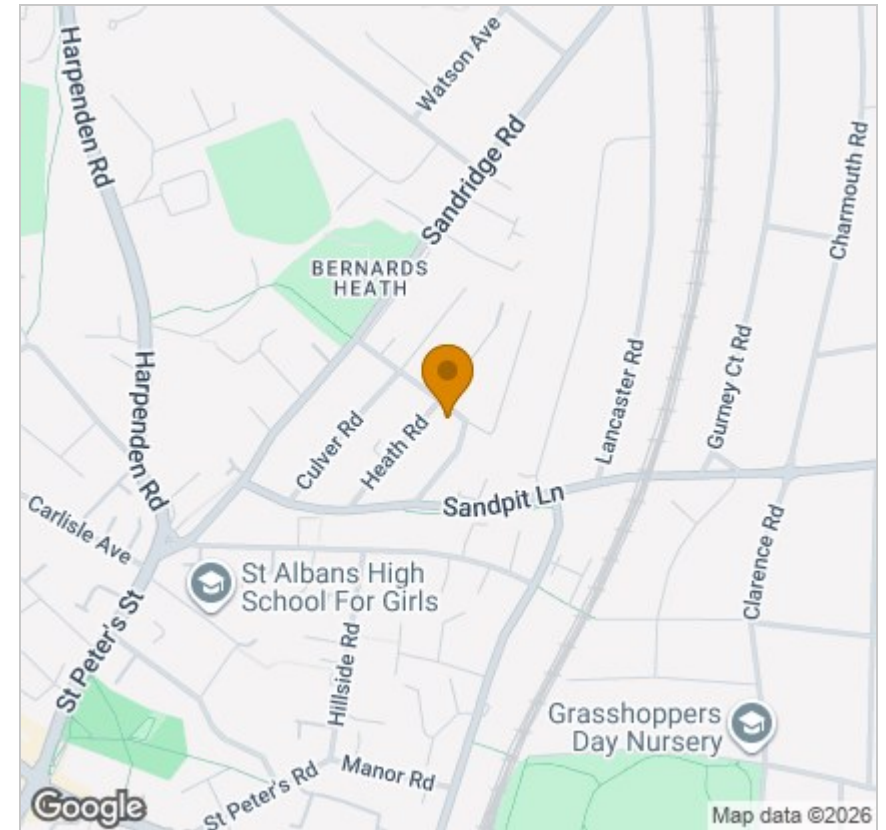
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

