



Bardwell Road, St. Albans AL1 1RQ

Guide Price £675,000

## Bardwell Road

Ideally located for the city centre, this property is within easy reach of all that St Albans has to offer, including a wide selection of restaurants, bars, shops, and excellent transport links, with direct trains into London St Pancras.

The home provides bright, modern accommodation throughout. The front reception room features a charming cast iron fireplace and fitted window shutters. To the rear, a second reception room, currently used as a dining room, also benefits from shutters and attractive wood-strip flooring.

The fitted kitchen is located at the back of the property and opens onto a low-maintenance rear garden, which also offers convenient side access.

Upstairs, the first floor comprises a spacious principal bedroom at the front, a contemporary three-piece bathroom suite, and two additional bedrooms.

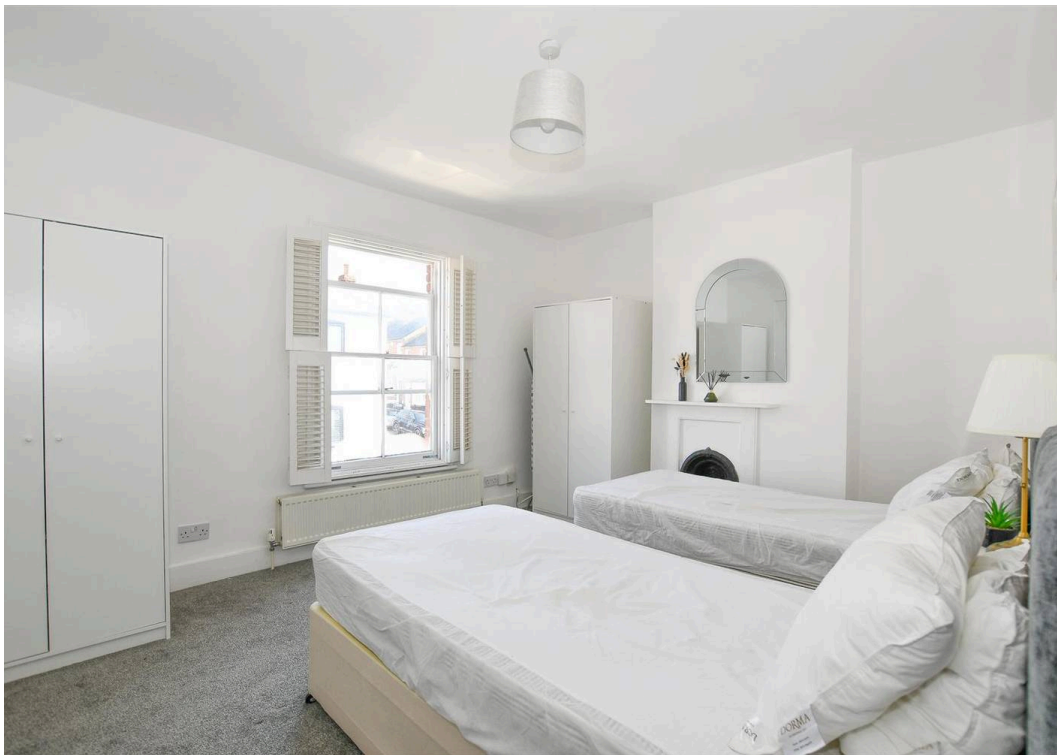
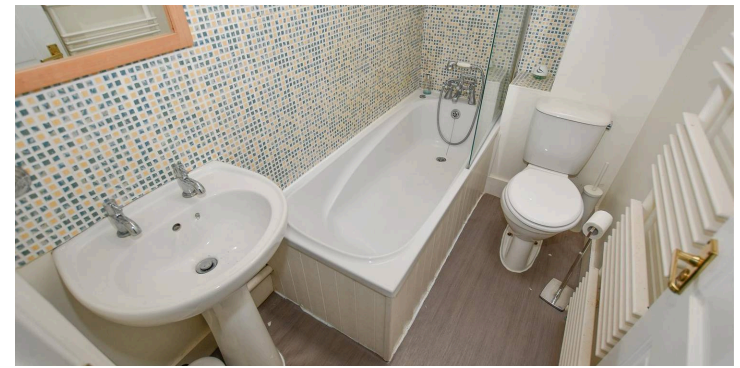
The property is offered chain-free and further benefits from planning permission for a single-storey rear extension and a loft conversion (Planning Ref: 5/2025/1517).

Council Tax band: D

Tenure: Freehold

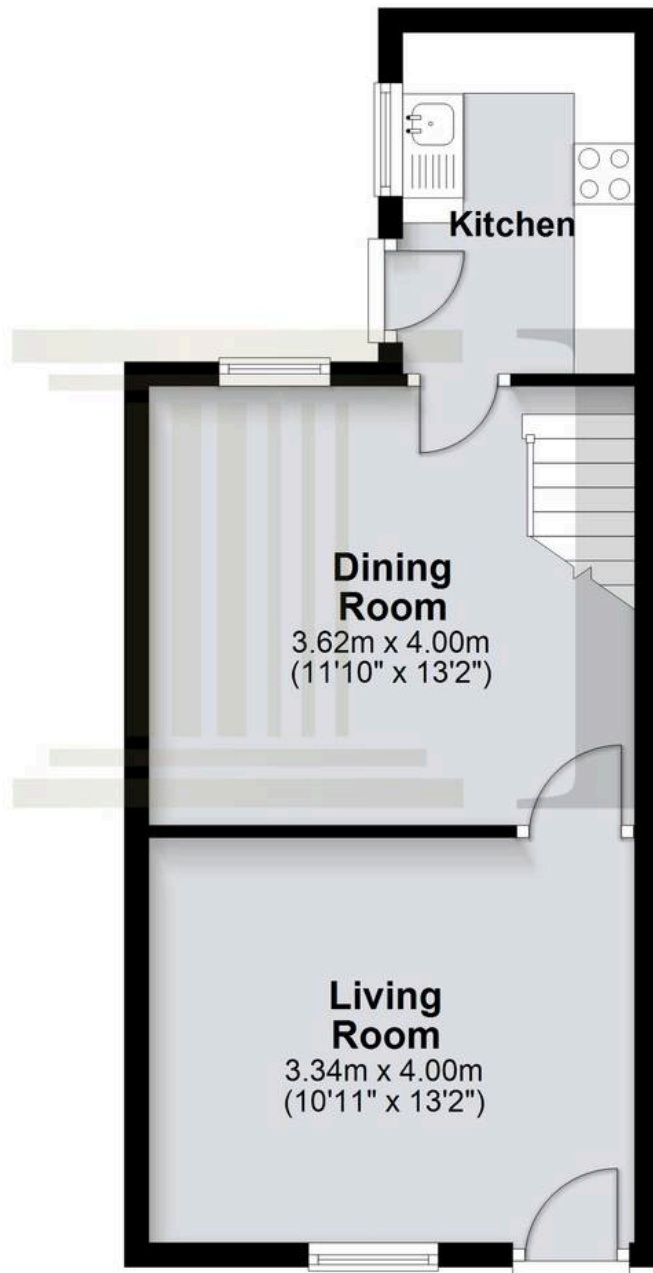
EPC Energy Efficiency Rating: D





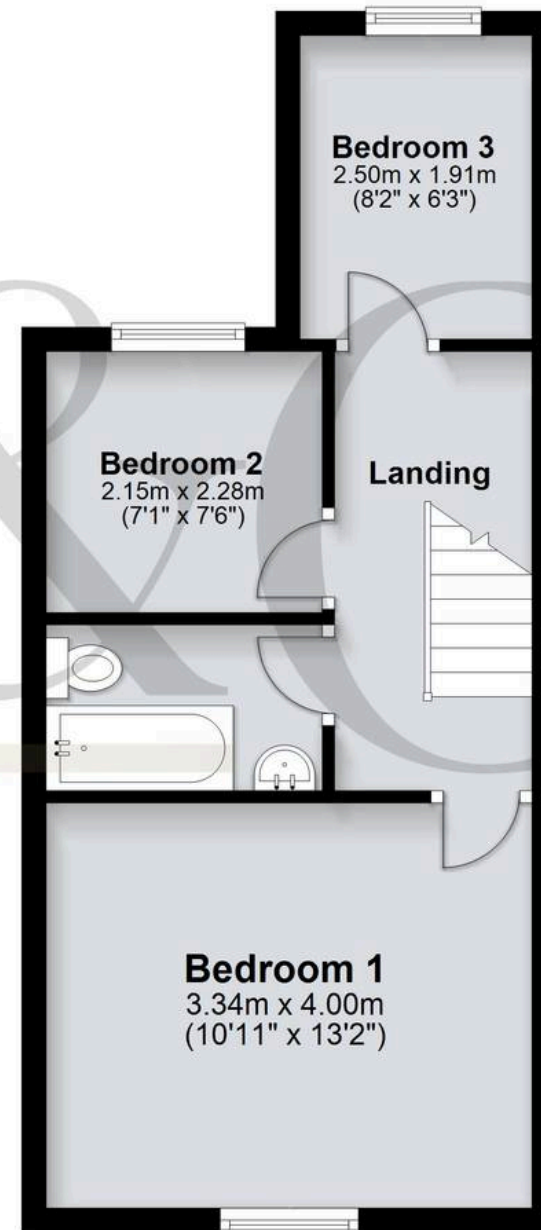
## Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)



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