



79 Bernard Street, St. Albans, AL3 5QL
Guide price £600,000 Freehold



79 Bernard Street

St. Albans, AL3 5QL

An attractive Victorian terraced home, ideally situated in the desirable Garden Fields Conservation Area, just a short walk from St Albans City centre and within easy reach of the mainline railway station. Offered with no onward chain, the property presents fantastic potential to enhance, reconfigure or extend, subject to planning permission.

A covered porch and attractive front door open into a bright, dual-aspect living/dining room, featuring generous windows flooding the room with light, a charming fireplace with bespoke built-in storage and shelving, and views over the rear garden.

Stairs rise to the first floor, with useful storage beneath, while a door leads to the kitchen, fitted with a range of wall and base units with worktops above, a butler sink, integrated double oven, gas hob and recesses for a fridge freezer. A separate utility area provides space for a washing machine and tumble dryer, alongside a convenient ground floor WC.

The first floor offers two bedrooms, including a principal bedroom with fitted wardrobes and a second bedroom overlooking the rear garden. A high-quality family bathroom completes the accommodation, featuring a stylish freestanding bath, separate shower cubicle, wash basin with storage, WC and a useful storage cupboard.

Externally, the property benefits from an attractive frontage with a low-level wall and pathway to the front door. To the rear, a wonderfully private garden features a decked patio leading down to a lawn, bordered by established shrubs and bushes.

Bernard Street is ideally positioned within the Garden Fields Conservation Area, just a short walk from St Albans city centre. The mainline train station is within a 15 minute walk, and the property is well placed for access to excellent local schools and nearby parks.



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ACCOMMODATION

Kitchen

8'11 x 7'9 (2.72m x 2.36m)

Utility

Living/Dining Room

22'5 x 13'8 (6.83m x 4.17m)

FIRST FLOOR

Landing

Bedroom 1

13'8 x 10'5 (4.17m x 3.18m)

Bedroom 2

11'5 x 8'3 (3.48m x 2.51m)

Bathroom

OUTSIDE

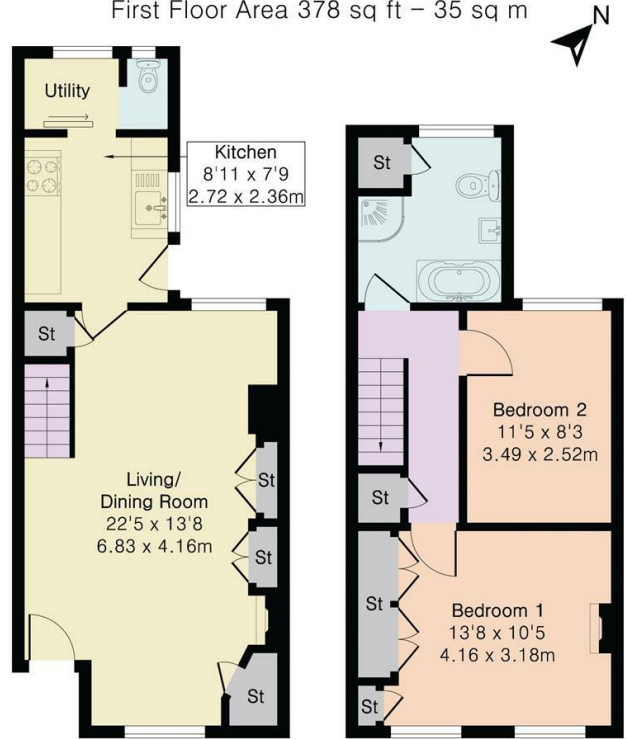
Frontage

Rear Garden



Floor Plan

Approximate Gross Internal Area 776 sq ft - 72 sq m
Ground Floor Area 398 sq ft – 37 sq m
First Floor Area 378 sq ft – 35 sq m



Ground Floor

First Floor

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

