



DRUCE
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13 Wellington Road
St. Albans, AL1 5NJ
Guide Price £730,000

13 Wellington Road, St Albans

A charming 1930s bay-fronted detached three-bedroom house situated in a highly sought-after residential area on the east side of St Albans. The property is ideally located within easy reach of the mainline station with direct services to St Pancras International and is conveniently close to local shops as well as highly regarded primary and secondary schools.

The accommodation includes an entrance hall, cloakroom, living room, a spacious 19ft family/ dining room, a 16ft kitchen, three bedrooms, a family bathroom, a garage and a mature rear garden.

The house offers generous room proportions and excellent potential for extension, benefiting from a recently granted planning permission (Ref: 5/2024/1384) for a single-storey side and rear extension and a loft conversion. Once completed, this would provide an enlarged living space including an entrance hall, cloakroom, living room, extended open-plan family, dining and kitchen area, utility room, four double bedrooms, a family bathroom and an en-suite to the principal bedroom.

All technical drawings and calculations plus the "walk through video of completed extension works" are available on request.

This is a wonderful opportunity to create a spacious and contemporary family home in a prime St Albans location.



GROUND FLOOR

Entrance Hall

Living Room

14'5 x 11'7 (4.39m x 3.53m)

Family Room / Dining Area

18'7' x 10'7 (5.66m' x 3.23m)

Kitchen

16'4 x 6'11 (4.98m x 2.11m)

FIRST FLOOR

Bedroom 1

14'5 x 9'8 (4.39m x 2.95m)

Bedroom 2

12'11 x 10' (3.94m x 3.05m)

Bedroom 3

9'10 x 7'6 (3.00m x 2.29m)

Bathroom

OUTSIDE

Garage

Mature Rear Garden

ALL MAINS SERVICES

Council Tax

Band -E- £2818p.a

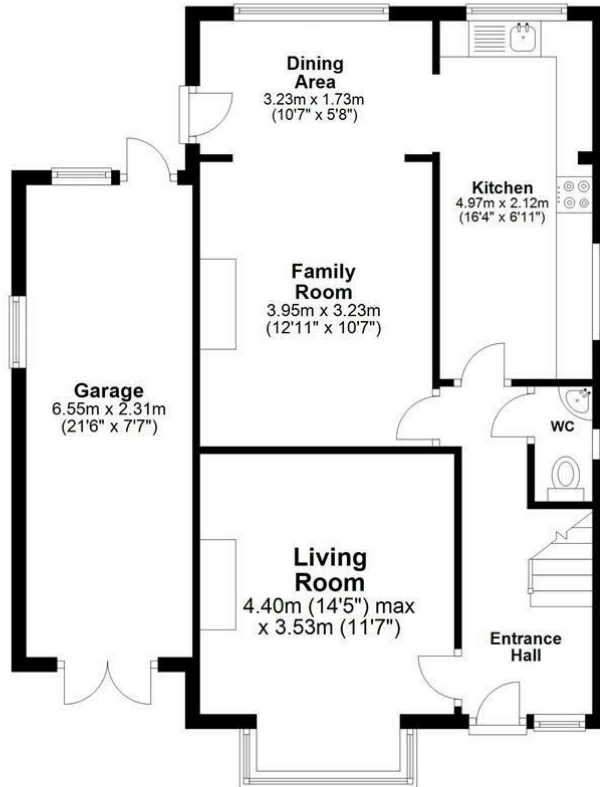
EPC

Energy rating - E



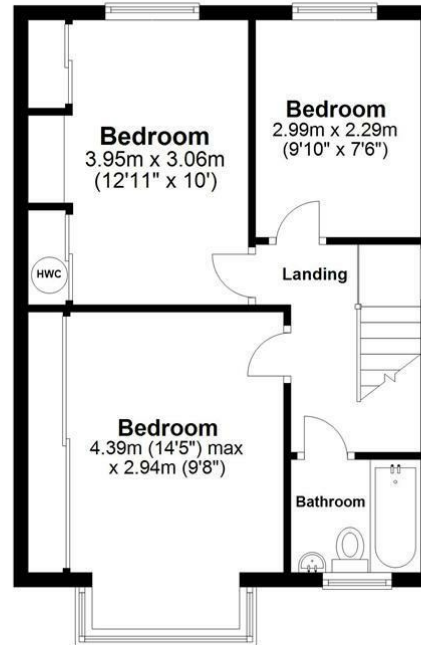
Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 111.5 sq. metres (1199.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk



