



8A Beresford Road, St. Albans, AL1 5NP

Guide price £490,000 Freehold



## 8A Beresford Road

St. Albans, AL1 5NP

A well-presented terraced family home offering versatile accommodation, off-road parking and a mature rear garden. The property also benefits from being sold chain free.

The property is arranged over two floors and features a generous lounge/dining room, providing an excellent space for everyday living and entertaining. The kitchen is well proportioned and thoughtfully laid out, while the garage conversion creates a valuable additional room offering flexibility to suit modern living. A ground floor W.C. completes the accommodation on this level.

To the first floor are three bedrooms, including a well-sized principal bedroom, together with a family bathroom.

Outside, the property benefits from off-road parking and an attractive mature rear garden, planted with established trees and shrubs, offering a good degree of privacy and a pleasant outdoor space.

Beresford Road is an established residential road within close proximity to a number of popular primary schools, the sought after Samuel Ryder school and the green space of Highfield Park. The mainline train station to St Pancras International is within 1 mile and there are a number of local shops close by.





## ACCOMMODATION

Porch

Entrance Hall

Study

13' x 7'7 (3.96m x 2.31m)

Lounge/Dining Room

15'10 x 15'11 (4.83m x 4.85m)

Kitchen

8'10 x 7'4 (2.69m x 2.24m)

WC

FIRST FLOOR

Landing

Bedroom 1

12'1' x 11'10 (3.68m' x 3.61m)

Bedroom 2

10'7 x 9'1 (3.23m x 2.77m)

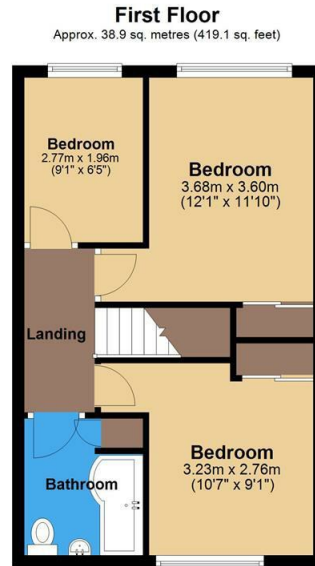
Bedroom 3

9'1 x 6'5 (2.77m x 1.96m)

Bathroom

OUTSIDE

## Floor Plan



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

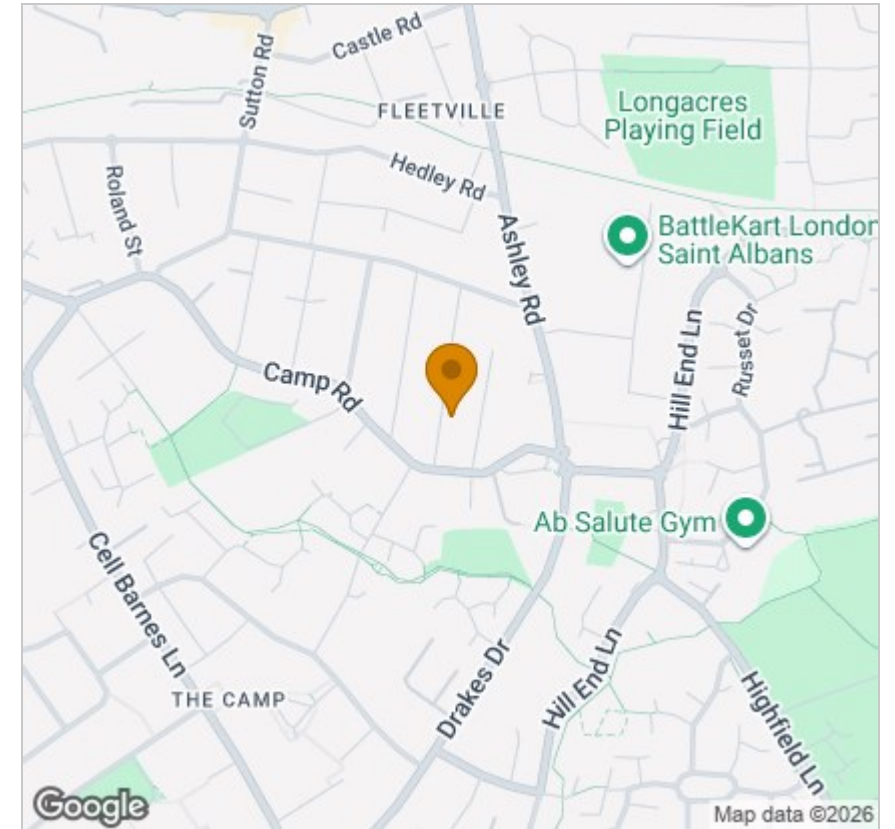
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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  
Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

