



32 Paxton Road, St. Albans, Hertfordshire AL1 1PF

Guide price £935,000 Freehold



## 32 Paxton Road

St. Albans, Hertfordshire AL1 1PF

Situated on the sought-after and quiet Paxton Road, this beautifully presented four-bedroom Victorian home combines period charm with modern living, just a 10-minute walk from the City Centre and mainline train station. The property has been thoughtfully extended to the rear to create a stunning open-plan kitchen/dining/family room with bi-folding doors opening onto a private south/west-facing garden. A versatile garden room/home office with its own bi-fold doors adds further flexibility.

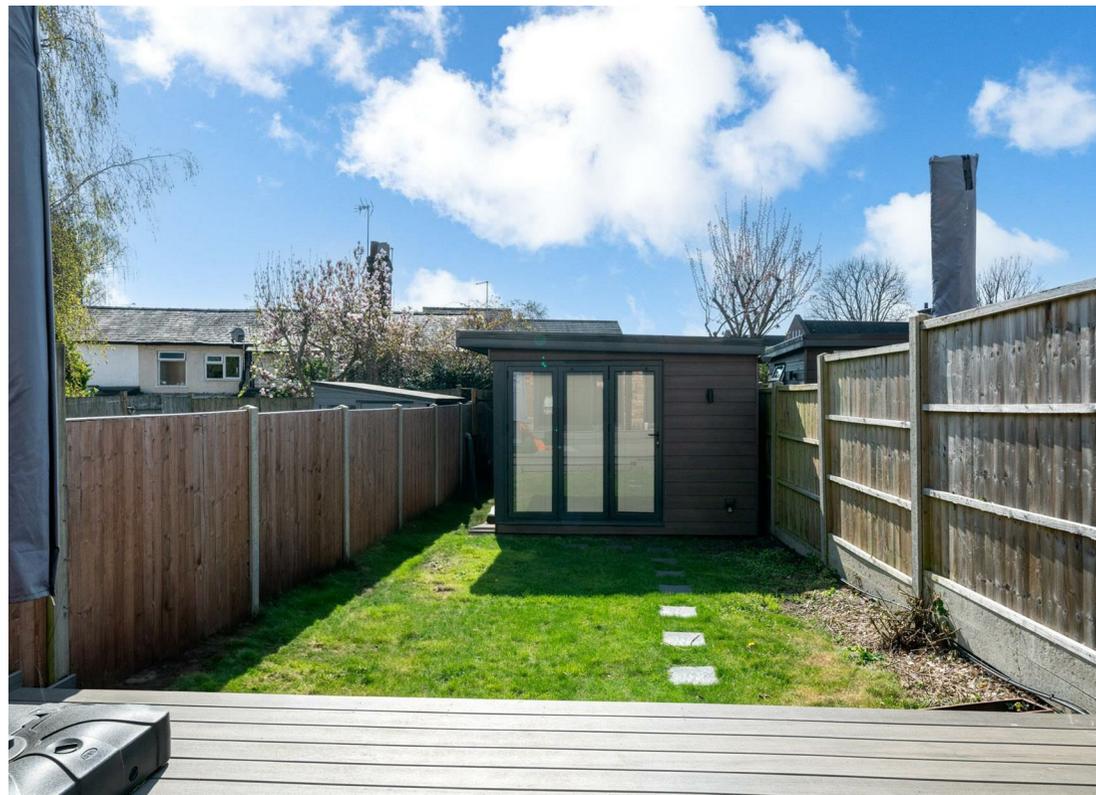
The ground floor offers a welcoming hallway, a charming front lounge with sash bay window and feature fireplace, and a family room with a second fireplace and part-exposed brick wall. This flows into a bright, high-spec kitchen with a vaulted ceiling, Velux window, and sleek peninsula, complete with integrated appliances and a handy downstairs cloakroom.

Upstairs, the first floor comprises a generous principal bedroom with fitted wardrobes, a second double with feature fireplace, a third bedroom, and a stylish family bathroom. The top floor hosts a bright dual-aspect fourth single bedroom with eaves storage.

Outside, the home enjoys a smart front garden and a 50ft south/west-facing rear garden with composite decking, lawn, and access to the impressive garden room/home office and pedestrian rear access.

Superbly located near excellent schools, local shops, the Odyssey Cinema, restaurants, and Verulamium Park, this is a fantastic home in a prime central location.





## ACCOMMODATION

Entrance Hall

Kitchen/Diner

14'9 x 14'8 (4.50m x 4.47m)

Family Room

12'2 x 12'0 (3.71m x 3.66m)

Lounge

13'5 x 11'0 (4.09m x 3.35m)

W.C.

## FIRST FLOOR

Landing

Bedroom

15 x 10'11 (4.57m x 3.33m)

Bedroom

11'10 x 9'6 (3.61m x 2.90m)

Bedroom

9'9 x 8'10 (2.97m x 2.69m)

Bathroom

## SECOND FLOOR

Bedroom

14 x 8'9 (4.27m x 2.67m)

## OUTSIDE

Frontage

Rear Garden

50 (15.24m)

Garden Room/Office

16'3 x 9'9 (4.95m x 2.97m)

## Floor Plan



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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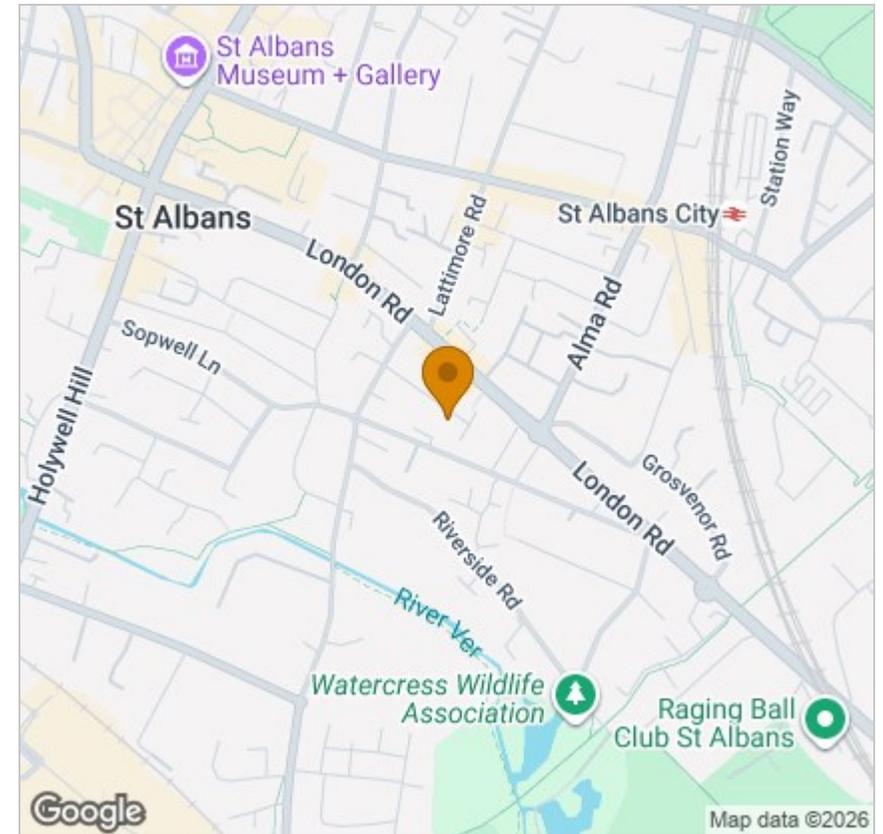
## Viewing

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

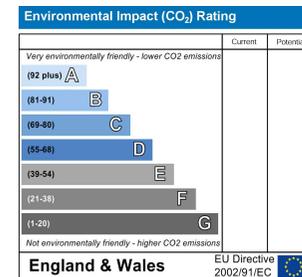
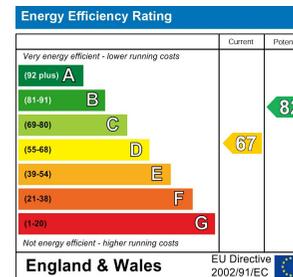
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## Area Map



## Energy Efficiency Graph



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