



60 Bernard Street, St. Albans, AL3 5QN

Guide price £625,000 Freehold



60 Bernard Street

St. Albans, AL3 5QN

A beautifully presented Victorian terrace that has been skilfully extended and reconfigured, situated within the highly sought after Conservation area in St Albans.

Remodelled to a high standard by the current owners, the property opens via a front door into a stylish lounge featuring a sash window to the front, an attractive exposed brick fireplace with inset log burner, wooden flooring and bespoke built-in storage. This space flows effortlessly into a sociable dining area, again with wooden flooring and stairs providing access to both the basement and first floor.

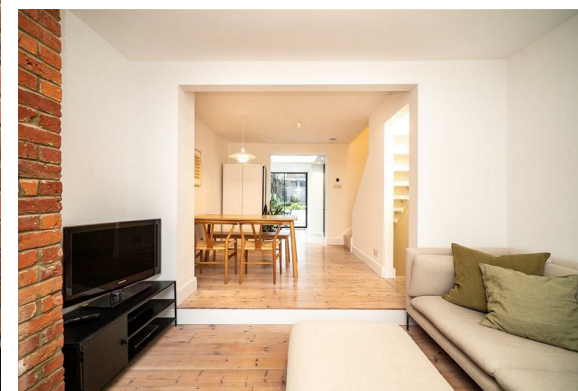
A square archway leads through to the extended kitchen, which offers a range of stylish wall and base units with integrated appliances. The space is flooded with natural light from a generous roof atrium window and further benefits from slim-profile sliding doors opening directly onto the rear garden.

The basement room provides a wonderfully flexible space, ideal for use as an additional sitting room, guest bedroom or home office.

To the first floor, the landing gives access to the principal bedroom, which enjoys a sash window to the front allowing light to flood in. The second bedroom overlooks the rear garden and includes a built-in cupboard. Completing this level is the beautifully appointed bathroom, featuring a wet-room style walk-in waterfall shower, WC and basin.

Externally, the property enjoys an attractive frontage with a low-level brick wall, gated access and a tiled pathway leading to the front door. To the rear is a private, sunny-aspect garden with an attractive patio area ideal for entertaining, steps rising to a lawn bordered by established planting, and a shed positioned at the rear.

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.





ACCOMMODATION

Ground Floor

Lounge

11'5 x 11'6 (3.48m x 3.51m)

Dining Room

10'9 x 8'9 (3.28m x 2.67m)

Kitchen

15' x 10'1 (4.57m x 3.07m)

Lower Ground Floor

Basement Room

9'8 x 11'3 (2.95m x 3.43m)

First Floor

Bedroom 1

9' x 11'6 (2.74m x 3.51m)

Bedroom 2

6'9 x 8'9 (2.06m x 2.67m)

Shower Room

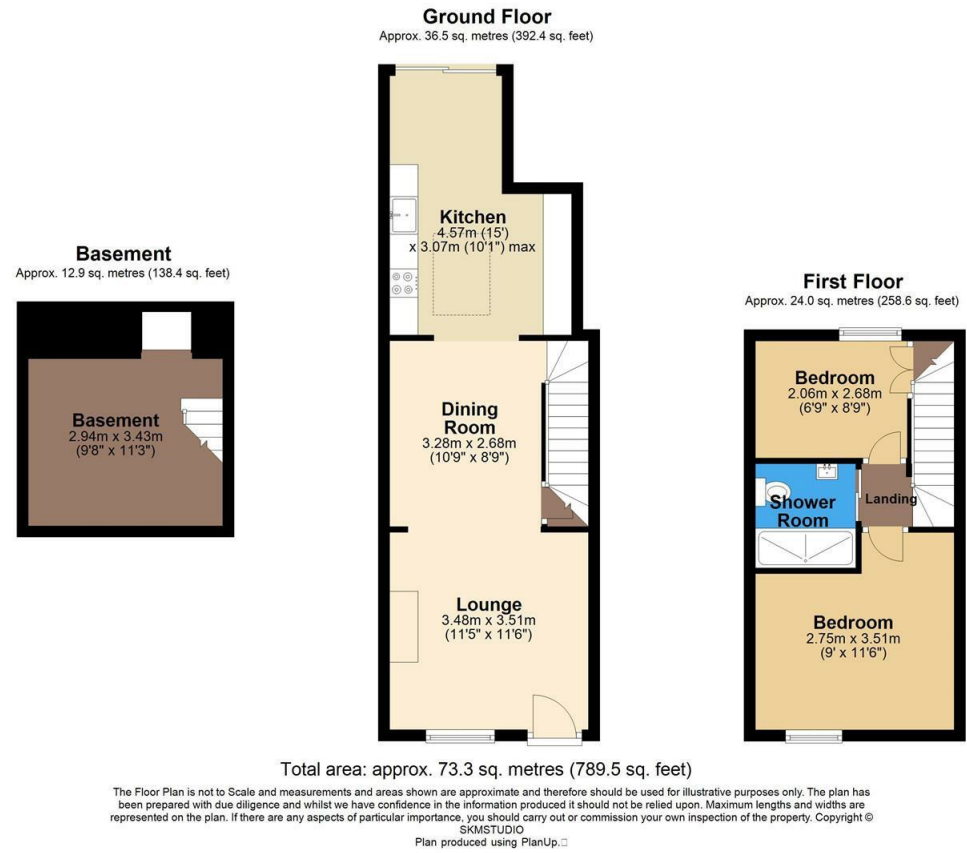
OUTSIDE

Small Frontage

Rear Garden



Floor Plan



Viewing

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

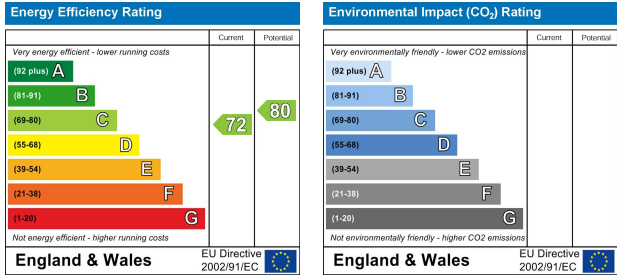
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS