



60 Bernard Street, St. Albans, AL3 5QN

Guide price £625,000 Freehold



Paul Barker
ESTATE AGENTS

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.

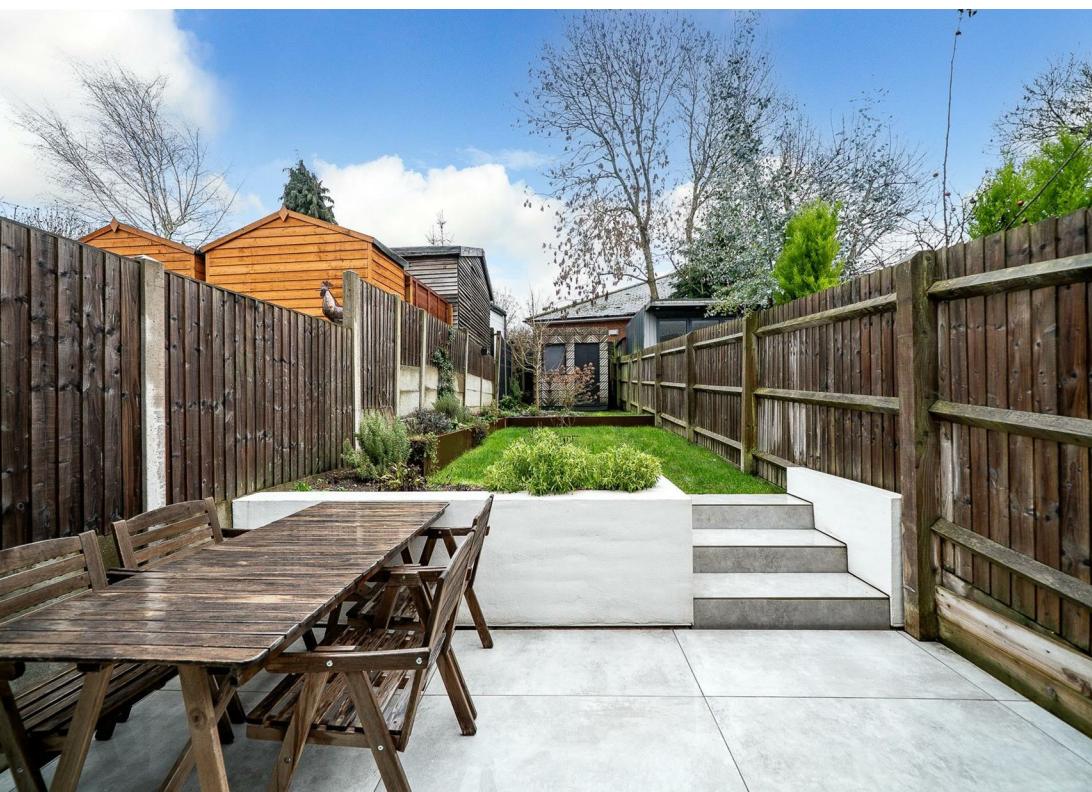
The basement room provides a wonderfully flexible space, ideal for use as an additional sitting room, guest bedroom or home office.

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

9'1 x 11'6 (2.74m x 3.51m)

Bedroom 2

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

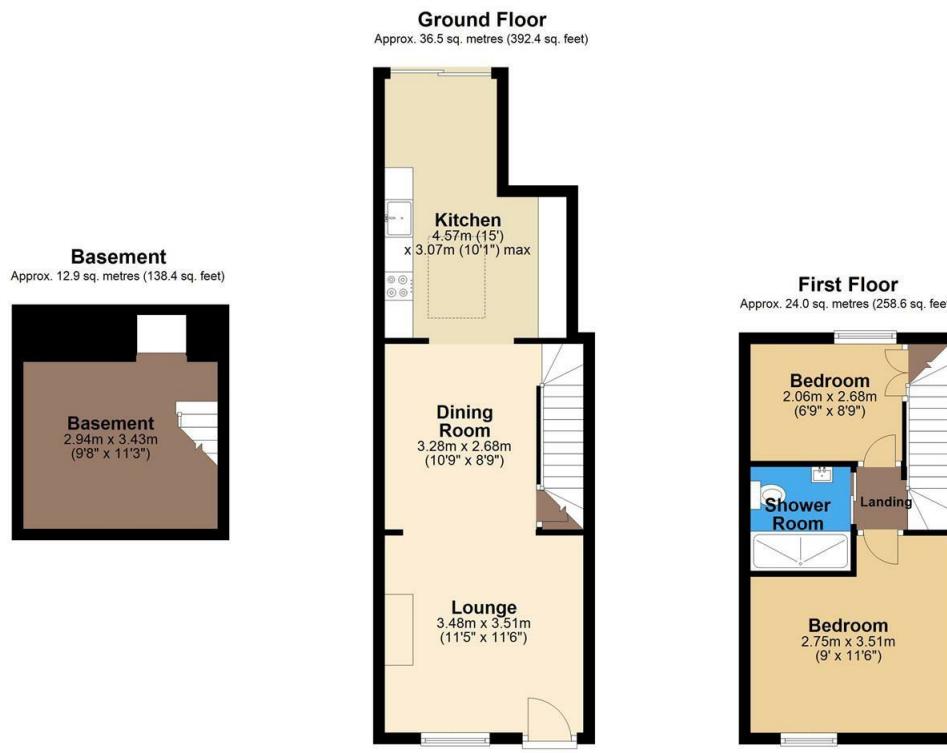
Shower Room

OUTSIDE

Small Frontage

Rear Garden

Floor Plan



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.□

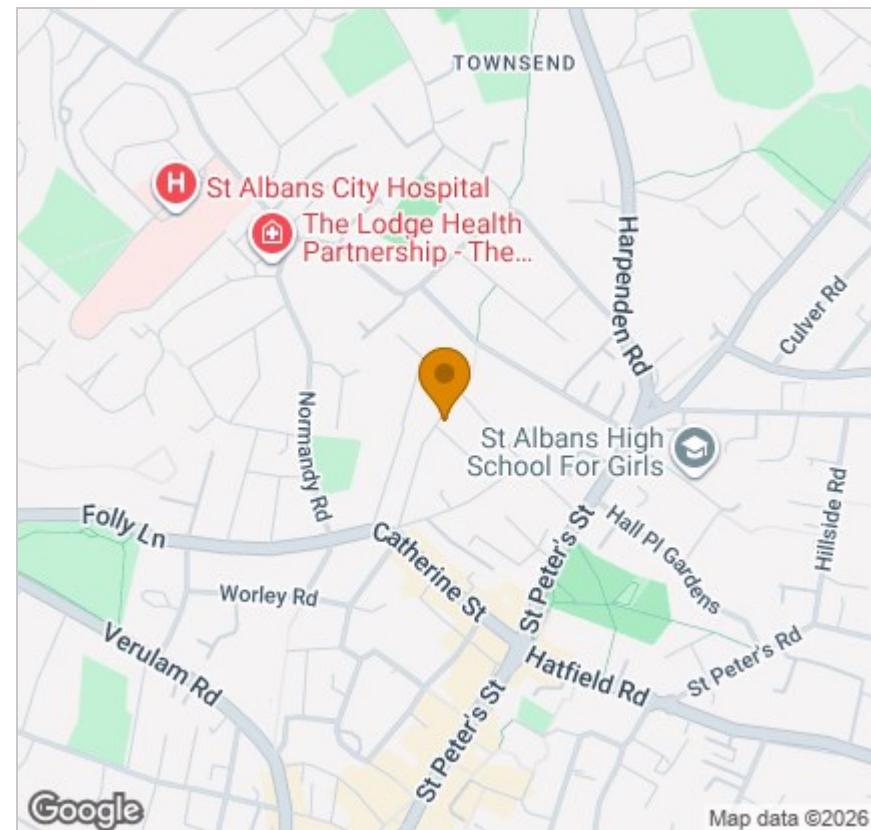
Viewing

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

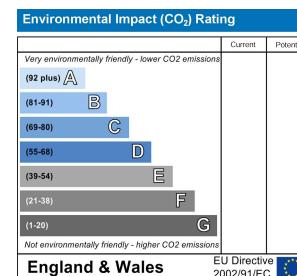
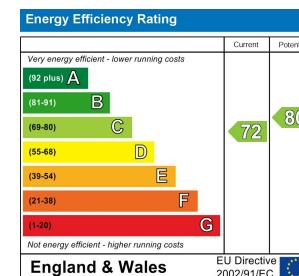
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS