



4 Oswald Road, St. Albans, AL1 3AQ

Guide price £775,000 Freehold



## 4 Oswald Road

St. Albans, AL1 3AQ

An attractive bay fronted Victorian terrace house, ideally positioned just moments from the City station with direct access to St. Pancras International. The property offers excellent potential to extend to the rear, creating a superb open-plan kitchen/dining space, as well as scope for a loft conversion to provide a fourth bedroom (subject to the usual consents). The added benefit of no onward chain makes this an appealing opportunity.

The accommodation begins with a covered entrance porch leading to a part-glazed front door, opening into a welcoming entrance hall with stairs to the first floor and access to the principal rooms. The bright, dual-aspect lounge/dining room features a bay window to the front, two feature fireplaces, and sliding doors opening onto the rear garden.

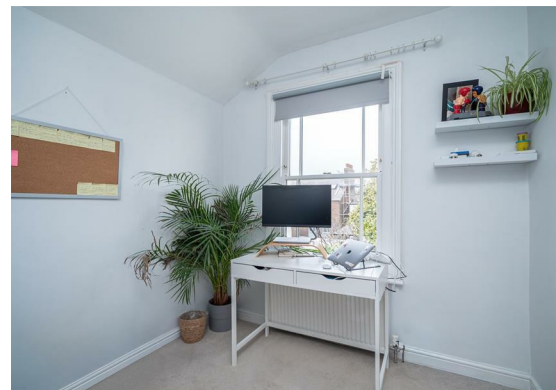
A doorway leads into the fitted kitchen, which offers a range of wall and base units, a side window and a door to stairs leading down to a useful basement area. The kitchen gives access to a rear lobby. From here, there is direct access to the garden and the family bathroom, fitted with a shower bath, WC, and wash basin.

Upstairs, the first-floor landing provides access to the loft and three bedrooms. The generous principal bedroom benefits from two sash windows to the front and fitted wardrobes. Two further well-proportioned bedrooms overlook the rear garden. There is also a convenient WC with basin on this floor.

Externally, the property enjoys an attractive frontage with a retaining wall and established planting. To the rear, there is a wonderfully private west-facing garden, featuring a patio area leading to a lawn, ideal for outdoor entertaining with a useful wooden shed to the rear.

Oswald Road is perfectly positioned in-between the City Centre and mainline train station with a wide range of local shops and services including a bakery, a choice of coffee shops, Italian delicatessen and Odyssey cinema just moments walk away.





## ACCOMMODATION

Entrance Hall

Lounge

13'11 x 12'7 (4.24m x 3.84m)

Dining Room

13'8 x 11'11 (4.17m x 3.63m)

Kitchen

11'11 x 7'11 (3.63m x 2.41m)

Bathroom

8'0 x 7'7 (2.44m x 2.31m)

Basement

16'3 x 6'5 (4.95m x 1.96m)

## FIRST FLOOR

Landing

Bedroom

16'3 x 11'11 (4.95m x 3.63m)

Bedroom

11'10 x 10'9 (3.61m x 3.28m)

Bedroom

8'9 x 7'11 (2.67m x 2.41m)

W.C

BASEMENT

OUTSIDE

Frontage

Rear Garden

Cellar

16'3 x 6'5 (4.95m x 1.96m)

## Floor Plan



Total area: approx. 113.9 sq. metres (1226.4 sq. feet)

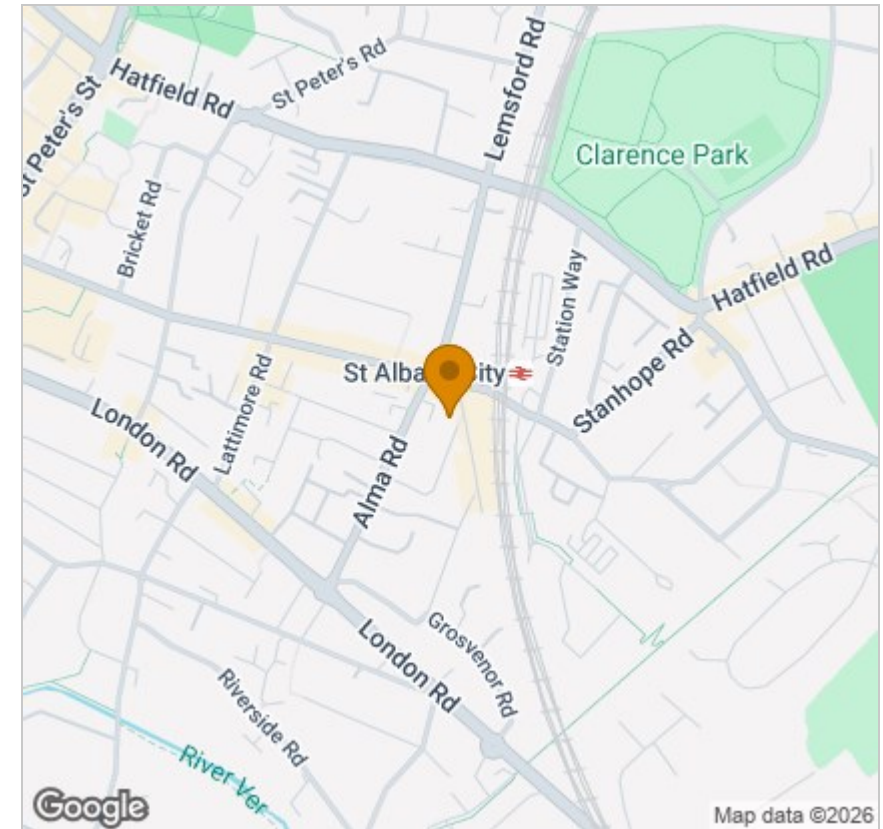
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

