



15 Mentmore Road, St. Albans, AL1 2BG

Guide price £735,000 Freehold

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## 15 Mentmore Road

St. Albans, AL1 2BG

A highly attractive and skilfully extended three bedroom terraced house, benefitting from a generous rear extension and a stylish loft conversion. The property is located in a quiet close, within a 10 minute walk of the city centre and mainline train station.

A covered entrance porch opens into a welcoming hallway with stairs to the first floor and useful storage beneath. A door leads through to a superb open-plan kitchen, dining and living area. To the front is a comfortable lounge featuring a box bay window, a real working fireplace, and wooden effect flooring running throughout the ground floor.

The stylish fitted kitchen provides a range of base units, integrated appliances, a butler-style sink and a breakfast bar, opening into the dining area. This impressive space benefits from a vaulted ceiling with two Velux windows and bi-folding doors leading to the rear garden, creating a light and sociable environment.

The first floor offers the principal bedroom with fitted wardrobes and a modern en suite shower room, a further bedroom with a built-in cupboard housing the boiler, and a contemporary family bathroom comprising a bath with waterfall shower over, wash basin and WC. Stairs lead to the second floor, which provides a further double bedroom with Velux windows and excellent eaves storage.

Externally, there is a pleasant frontage with a lawn and pathway to the front door, offering the potential for off-street parking (subject to consents). To the rear is a patio area ideal for entertaining, a lawn with established shrubs, a further patio, wooden shed and a gate providing pedestrian rear access.

Mentmore Road is located in a popular residential area ideal for couples and families with easy access to the City centre and train station and the green open spaces of the Nunnery and Verulamium Park and Westminster Lodge sports complex close by.





## ACCOMMODATION

Ground Floor

Porch

Hallway

Lounge

11'1 x 10'1 (3.38m x 3.07m)

Kitchen

10'6 x 15 (3.20m x 4.57m)

Dining Area

12'10 x 14'2 (3.91m x 4.32m)

First Floor

Landing

Bedroom 1

9' x 15'6 (2.74m x 4.72m)

Ensuite

Bedroom 2

8'6 x 7'2 (2.59m x 2.18m)

Bathroom

Second Floor

Landing

Bedroom 3

9'6 x 9'3 (2.90m x 2.82m)

Eaves Space

OUTSIDE

Front Garden

Rear Garden



## Floor Plan



Total area: approx. 100.1 sq. metres (1077.3 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

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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

