



45 Arthur Road, St. Albans, AL1 4SZ

Guide price £650,000 Freehold



45 Arthur Road

St. Albans, AL1 4SZ

An attractive three-bedroom Victorian home situated on the sought-after Arthur Road in the vibrant Fleetville area of St Albans, within easy reach of excellent local shops, well-regarded schools and the mainline train station.

Upon entering, you are welcomed into a bright and spacious open-plan living/dining room, with stairs rising to the first floor and useful understairs storage. The room flows naturally through to the modern fitted kitchen, which offers a good range of wall and base units, ample worktop space and full-length storage along one side. Bi-fold doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space.

The first-floor landing provides access to a generous double bedroom, a further single bedroom and the family bathroom. Stairs rise to the second floor, which is dedicated to the principal double bedroom, benefiting from useful eaves storage and a modern wet room en-suite.

Externally, the rear garden enjoys a patio area immediately adjoining the property, with a further patio at the rear, providing versatile spaces for outdoor dining, entertaining and relaxing.

Arthur Road is ideally positioned in the heart of Fleetville, approximately 0.8 miles from the mainline station with direct services to St Pancras International. The area offers excellent schools, a parade of shops, bakery, coffee shop, Post Office, Morrisons supermarket.





ACCOMMODATION

Living/Dining Room

22'1 x 10'10 (6.73m x 3.30m)

Kitchen

20'4 x 10'5 (6.20m x 3.18m)

FIRST FLOOR

Bedroom

11'1 x 10'10 (3.38m x 3.30m)

Bedroom

10'6 x 5'3 (3.20m x 1.60m)

Bathroom

SECOND FLOOR

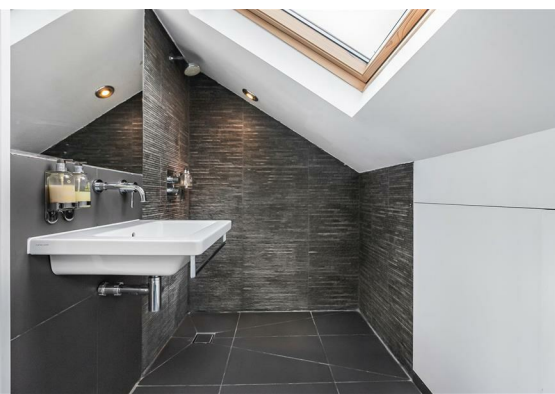
Bedroom

10'11 x 8'2 (3.33m x 2.49m)

Ensuite

OUTSIDE

Rear garden



Floor Plan

Approximate Gross Internal Area 901 sq ft - 83 sq m
Ground Floor Area 424 sq ft – 39 sq m
First Floor Area 281 sq ft – 26 sq m
Loft Area 196 sq ft – 18 sq m



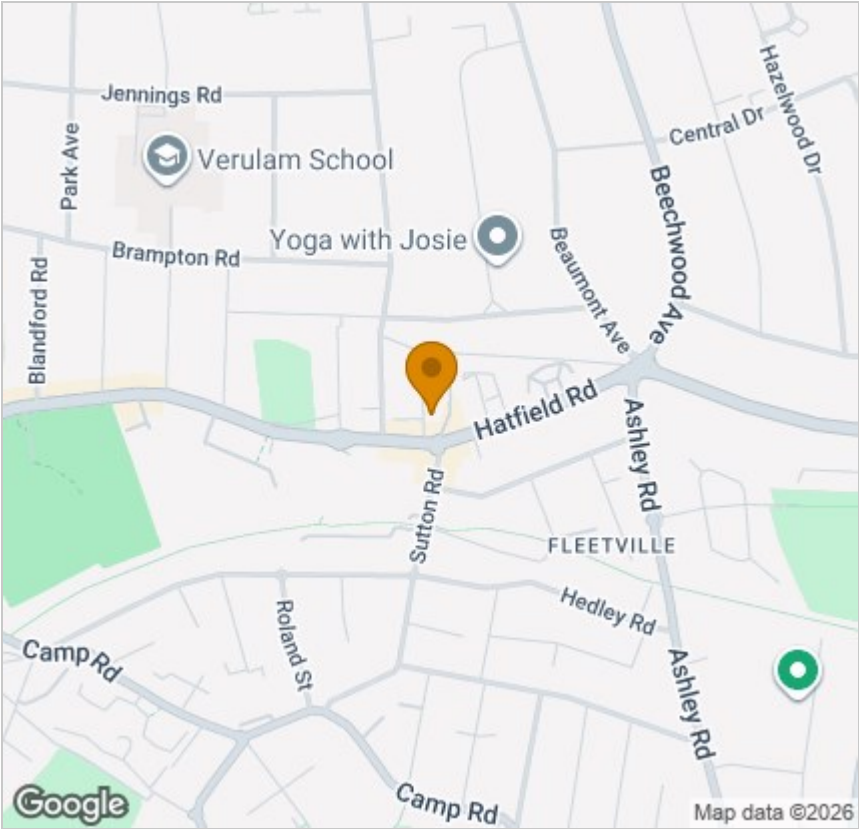
Viewing

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

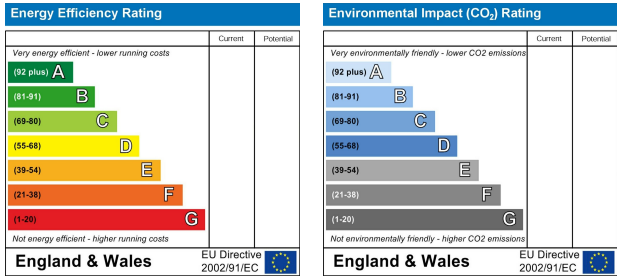
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS