



284b London Road, St. Albans, AL1 1HY

Guide price £800,000 Freehold



## 284b London Road

St. Albans, AL1 1HY

A chain-free four-bedroom, two-bathroom detached property situated in a sought-after location, offering versatile accommodation across three floors and the added benefit of a detached garage. The property offers tremendous potential to update and re-configure to your own personal taste and style.

The property begins with a welcoming entrance hall with a cloakroom W.C, leading to a bright and generously proportioned lounge overlooking the rear garden with access through sliding patio door. A separate dining room connects seamlessly to the spacious kitchen, which is fitted with ample storage and work surfaces, making it ideal for family meals and entertaining.

On the first floor, the landing opens to three bedrooms. The principal bedroom benefits from an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

The second floor is dedicated to a superbly spacious bedroom, offering flexible use as a principal suite, guest room, or home office.

Externally, the property enjoys a low-maintenance rear garden with a shed and fruit trees, perfect for summer dining and relaxing. The detached garage provides secure parking or additional storage, with further off-street parking available on the driveway.

Well positioned on London Road for excellent transport links including M1 and M25, the mainline railway station and vibrant city centre are within a short car or bus ride away.





## ACCOMMODATION

Entrance Hall

W.C

Lounge

15'11 x 17'9 (4.85m x 5.41m)

Dining Room

8'9 x 8 (2.67m x 2.44m)

Kitchen

13'10 x 8 (4.22m x 2.44m)

## FIRST FLOOR

Principal Bedroom

10'3 x 17'9 (3.12m x 5.41m)

En-suite

Bedroom Two

11'5 x 8 (3.48m x 2.44m)

Bedroom Three

6'8 x 9'2 (2.03m x 2.79m)

Bathroom

## SECOND FLOOR

Bedroom Four

23'5 x 17'9 (7.14m x 5.41m)

## OUTSIDE

Private Driveway

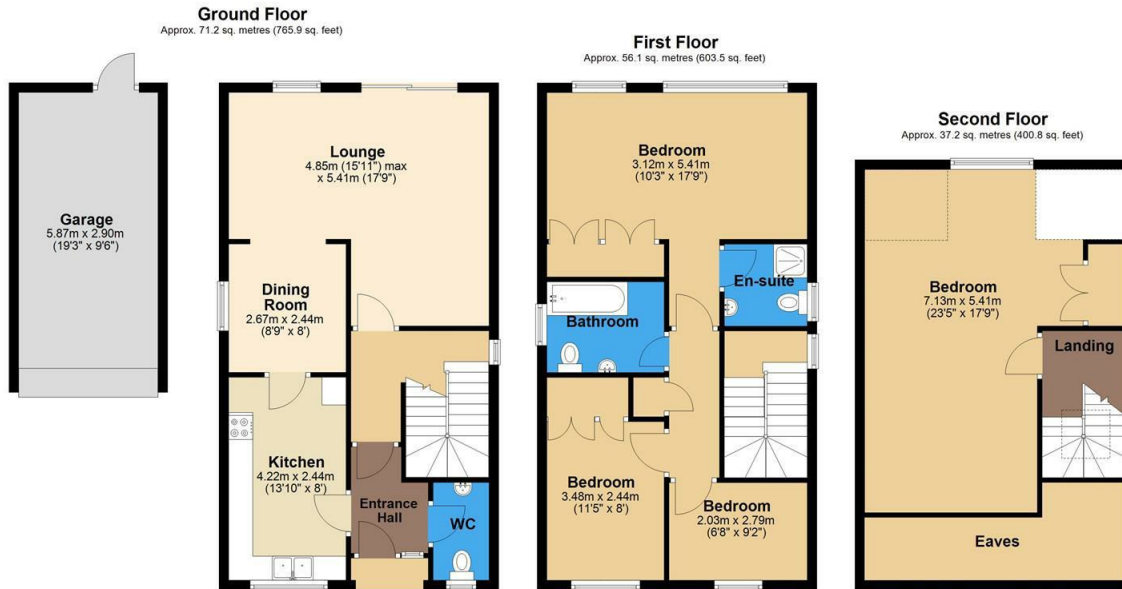
Garage

19'3 x 9'6 (5.87m x 2.90m )

Front Garden

Rear Garden

## Floor Plan



Total area: approx. 164.5 sq. metres (1770.2 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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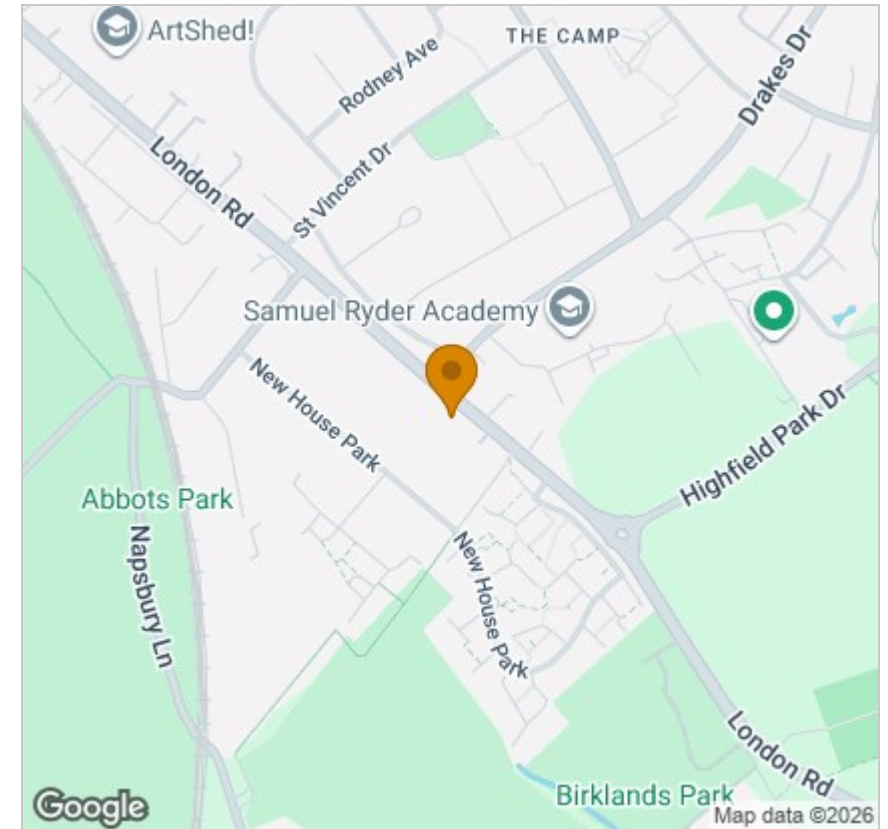
## Viewing

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

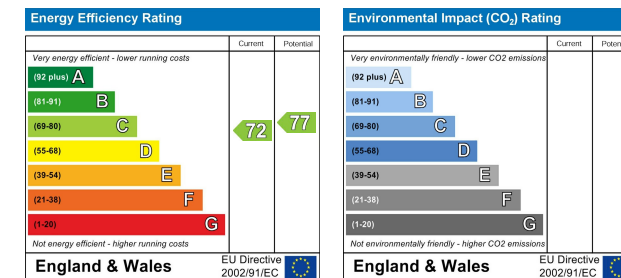
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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

## Area Map



## Energy Efficiency Graph



Paul Barker  
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