



60 Alexandra Road, St. Albans, AL1 3AZ

Guide price £635,000 Freehold





## 60 Alexandra Road

St. Albans, AL1 3AZ

A highly attractive three-bedroom Victorian semi-detached home, featuring a superb basement room and located on a sought-after central road in the heart of St Albans.

The property offers well-planned and spacious accommodation throughout. The front door opens into a welcoming entrance hall with stairs to the first floor and access to a bright dual-aspect lounge/dining room, complete with two attractive fireplaces, one housing a log burner.

The lounge/diner leads to a modern fitted kitchen with a range of wall and base units, wooden worktops, and a mix of integrated and freestanding appliances. A side window and glazed door provide access to the rear garden. Stairs from the lounge/diner lead down to the basement room, which benefits from front-facing windows and offers a versatile space ideal as a sitting room, guest bedroom, or home office.

The first floor comprises a principal bedroom with two sash windows and fitted part mirror-fronted wardrobes, two further well-proportioned bedrooms with storage, and a high-quality bathroom featuring a vaulted ceiling, window, and a shower bath with waterfall and handheld shower.

Externally, there is an attractive frontage with a wooden picket fence. The private, low-maintenance rear garden includes a paved patio ideal for entertaining, raised flower beds, a feature flint wall, a useful brick-built outhouse, and a rear pedestrian gate.

This prime location places you moments away from local gems, including a popular Italian restaurant, delicatessen, beer shop, bakery, and coffee shops, while offering excellent transport links to London and a direct line to Luton and Gatwick airport and an option to rent a private off-street parking space in one of three nearby residents' car parks.







## ACCOMMODATION

### Entrance Hall

### Lounge/Dining Room

22'6 x 12'3 (6.86m x 3.73m)

### Kitchen

9'9 x 7'5 (2.97m x 2.26m)

### Bathroom

## FIRST FLOOR

### Landing

### Bedroom

15'4 x 10'9 (4.67m x 3.28m)

### Bedroom

9'9 x 7'5 (2.97m x 2.26m)

### Bedroom

8'0 x 8'7 (2.44m x 2.62m)

## BASEMENT

### Office

11'7 x 10'7 (3.53m x 3.23m)

## OUTSIDE

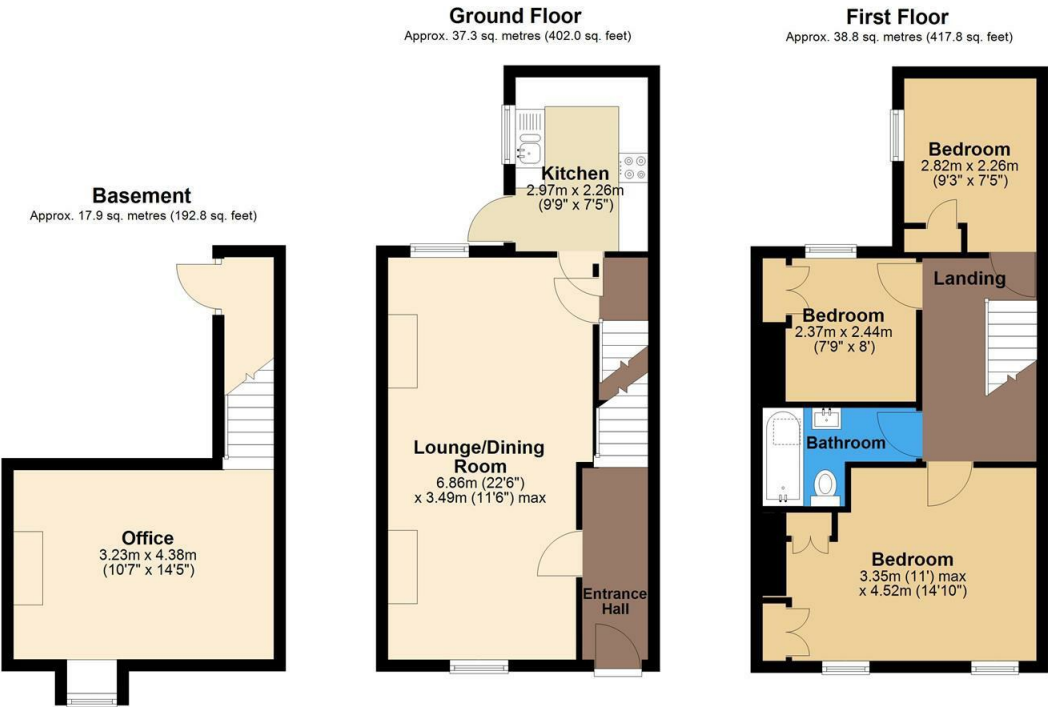
### Frontage

### Rear Garden





Floor Plan



Total area: approx. 94.1 sq. metres (1012.6 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.□

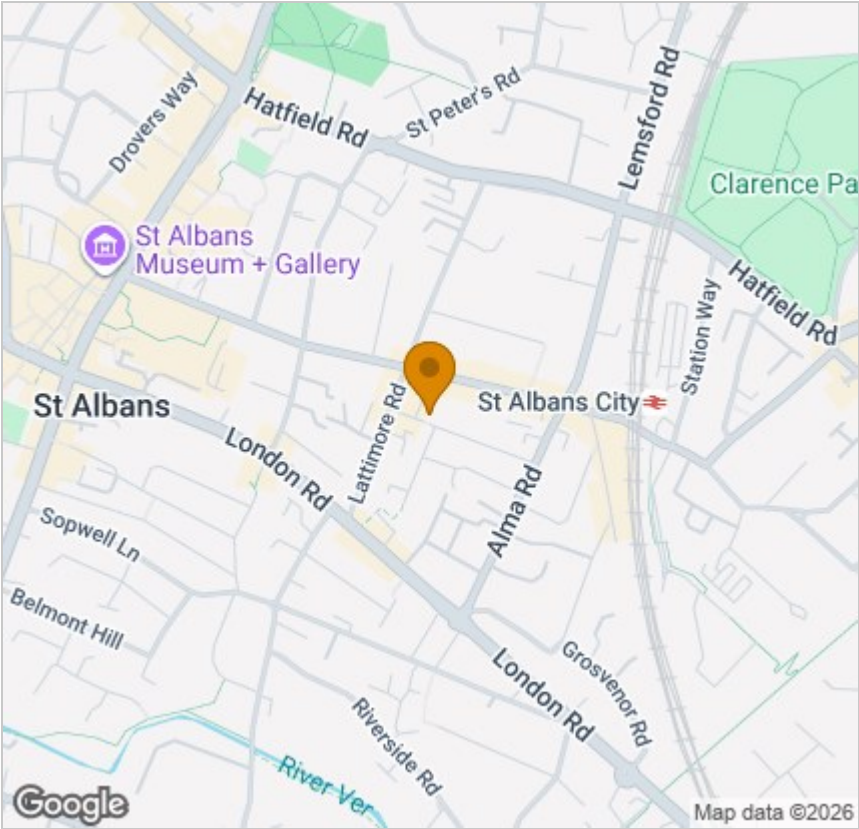
Viewing

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 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

