23 Warwick Road, St. Albans, AL1 4DJ

Guide price £875,000 Freehold

3 2 3

Paul Barker
ESTATE AGENTS

23 Warwick Road

St. Albans, AL1 4DJ

An attractively presented three double bedroom terraced home in a sought-after one-way road in the popular Bernards Heath area of St Albans, benefiting from off-street parking for two cars, a sunny private rear garden, and potential for a loft conversion (subject to the necessary consents).

A part-glazed front door opens into a welcoming entrance hall with turning staircase to the first floor, understairs storage, and doors to the principal rooms. A sliding door leads into the bright and spacious lounge/dining room, featuring bespoke fitted cupboards and shelving, wooden flooring, and bi-folding doors opening onto the rear garden. This impressive space flows into a superb family room enjoying a dual aspect, windows to the side and rear, and a part-vaulted ceiling with rooflights that flood the room with natural light.

The attractive kitchen is fitted with a range of neutral wall and base units complemented by granite worktops, a breakfast bar, recess for a range cooker, and integrated appliances. A useful utility room leads to a convenient ground floor shower room with shower cubicle, WC, and wash basin. Beyond is a versatile study, ideal for home working.

The first-floor landing provides access to all rooms, including the principal bedroom with a range of mirrored wardrobes and views over the rear garden. There are two further double bedrooms, one benefiting from built-in storage cupboards and wardrobes. The generous family bathroom comprises a bath with shower over, twin wash basins, and a storage cupboard, while a separate WC adds convenience.

Externally, the front of the property offers a block-paved driveway with off-street parking for two cars, a lawned area and bin storage. To the rear is a private, sunny garden featuring a decked patio leading to a lawn, a further paved seating area, and a variety of established plants, trees, and shrubs providing privacy and an attractive outlook. The neighbouring property has been extended underlining it's potential.

ACCOMMODATION

Hall

Kitchen
13'10 x 8'8 (4.22m x 2.64m)

Lounge/Dining Room
21'9 x 11'10 (6.63m x 3.61m)

Family Room
9'8 x 8'8 (2.95m x 2.64m)

Study
8'3 x 7'11 (2.51m x 2.41m)

Shower Room

FIRST FLOOR

Landing

Bedroom
13'1 x 12'1 (3.99m x 3.68m)

Bedroom
13'10 x 8'10 (4.22m x 2.69m)

Bedroom
12'1 x 8'4 (3.68m x 2.54m)

Bathroom

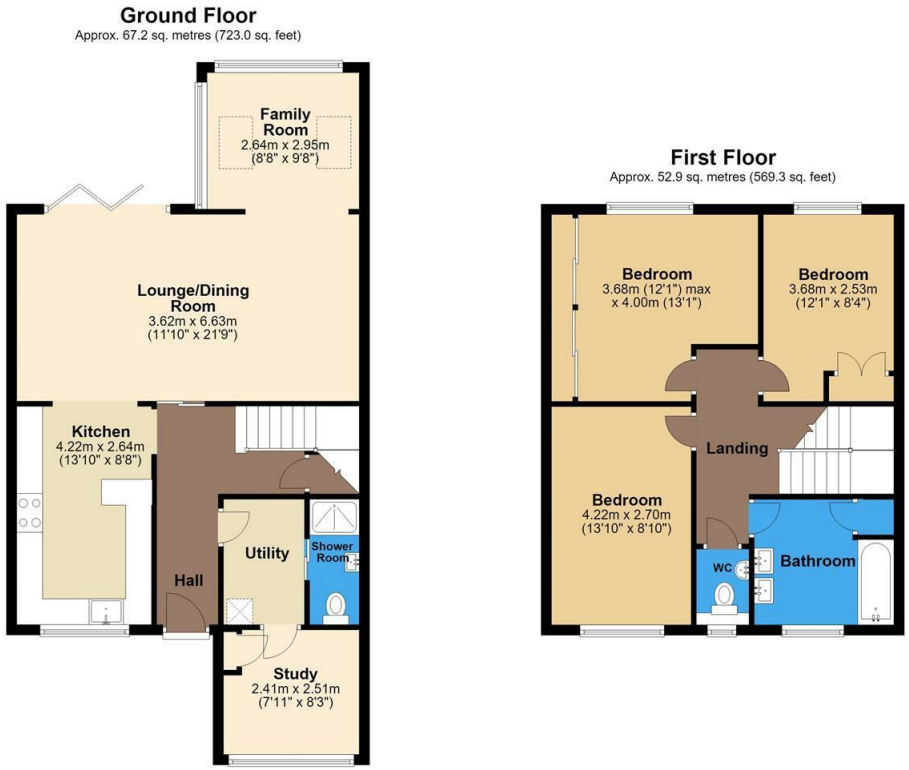
W.C.

OUTSIDE

Frontage

Rear Garden

Floor Plan

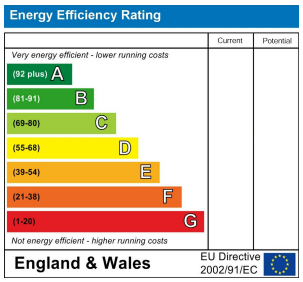


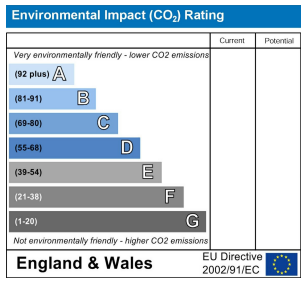
Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

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
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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: office@paul-barker.co.uk | www.paul-barker.co.uk
Paul Barker ESTATE AGENTS