



36 Bernard Street, St. Albans, AL3 5QN

Guide price £735,000 Freehold



Paul Barker  
ESTATE AGENTS



## 36 Bernard Street

St. Albans, AL3 5QN

Set within the sought-after Garden Fields Conservation Area, just minutes from the vibrant St Albans City Centre, this beautifully presented three-bedroom Victorian end-of-terrace house is brimming with period charm. Offering a wonderfully private, sunny rear garden and stylish interiors, it is perfectly positioned for convenient access to the city's amenities, train station, excellent schools, and local parks.

Upon entering through the attractive front door, you are welcomed into a hallway that opens into a bright and spacious dual-aspect lounge/dining room. This inviting space features wooden flooring, a charming feature fireplace flanked by bespoke built-in storage, and sash-style windows with elegant plantation shutters to both front and rear. Under-stairs storage adds practicality, while stairs lead to the first floor.

The modern kitchen is stylishly appointed with a mix of integrated and freestanding appliances, offering a range of wall and base units for ample storage. A side window ensures plenty of natural light, while glazed double doors provide direct access to the rear garden—ideal for indoor-outdoor living.

Upstairs, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys a generous front-facing window with plantation shutters and two fitted wardrobes. The second and third bedrooms offer flexibility for guests, children, or a home office. The bathroom includes a bath with overhead shower, vanity basin with storage, and W.C. There is also access to a boarded loft space, offering potential for future conversion (STPP).

Outside, the home benefits from a charming front garden with a low-level wall and pathway to the door. The rear garden is a true highlight—offering a sunny, secluded retreat with a paved patio, well-kept lawn, established planting, and a second seating area at the rear, perfect for relaxing or entertaining.







## ACCOMMODATION

### Porch

### Lounge/dining Room

24'5 x 12'10 (7.44m x 3.91m)

### Kitchen

14'11 x 7'8 (4.55m x 2.34m)

## FIRST FLOOR

### Bedroom 1

12'10 x 12 (3.91m x 3.66m)

### Bedroom 2

11'6 x 8'6 (3.51m x 2.59m)

### Bedroom 3

7'11 x 6'4 (2.41m x 1.93m)

### Bathroom

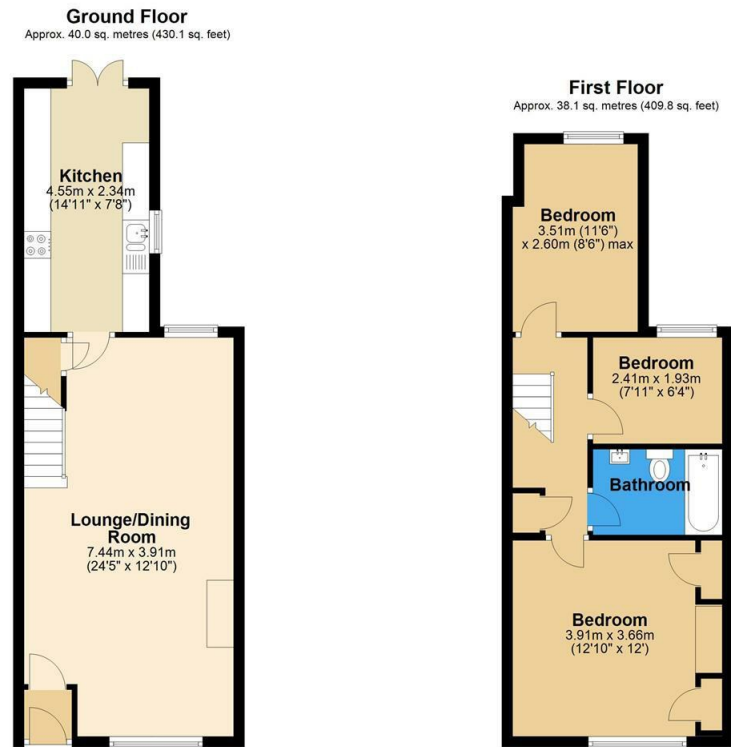
## OUTSIDE

### Front Garden

### Rear Garden



Floor Plan



Total area: approx. 78.0 sq. metres (839.9 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

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Area Map



Energy Efficiency Graph

