



152 Ashley Road, St. Albans, AL1 5NT

Guide price £400,000 Freehold



## 152 Ashley Road

St. Albans, AL1 5NT

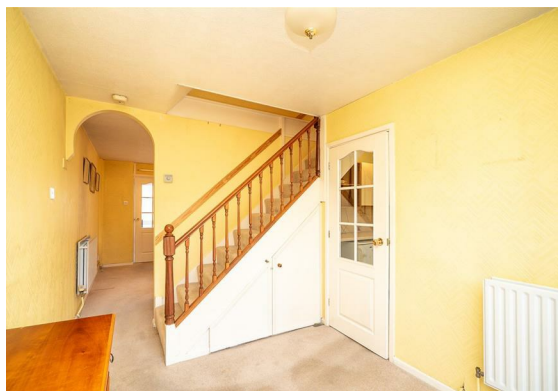
A bright and spacious two-bedroom end-of-terrace home situated in a quiet cul-de-sac within a popular residential area. The property is offered with no onward chain and includes a garage en-bloc, making it suitable for first-time buyers, downsizers or investors.

The accommodation begins with a part-glazed front door opening into a useful porch with a built-in storage cupboard. A further door leads into the generously sized lounge, where large front-facing windows allow natural light to flood in. An archway connects to the dining room, a sociable space with a window and direct access to the rear garden via a door. From here, a door leads into the kitchen, fitted with a range of wall and base units, appliance recesses, a rear window and a modern wall-mounted gas boiler.

Upstairs, the first-floor landing provides loft access and leads to all rooms, including a very spacious principal bedroom with front aspect windows and a built-in storage cupboard. The second bedroom overlooks the rear garden, and the accommodation is completed by a contemporary wet-room style bathroom with shower, basin and WC.

Externally, the property features a pleasant, low-maintenance front garden with a lawn and block-paved pathway. The west-facing rear garden offers a patio leading to the lawn, planting to the sides, a useful wooden shed and a side gate with a pathway leading to the front. A garage en-bloc with an up-and-over door provides further storage or parking.

Ashley Road lies to the east of St Albans city centre, close to a parade of local shops, popular primary schools and Samuel Ryder Academy. Highfield Park and nearby leisure facilities are also within easy reach.





## ACCOMMODATION

**Porch**

**Lounge**

12'6 x 14'2 (3.81m x 4.32m)

**Dining Room**

13'2 x 8 (4.01m x 2.44m)

**Kitchen**

12'10 x 6 (3.91m x 1.83m)

## FIRST FLOOR

**Landing**

**Bedroom 1**

12'6 x 14'2 (3.81m x 4.32m)

**Bedroom 2**

10'2 x 8 (3.10m x 2.44m)

**Shower Room**

## OUTSIDE

**Front Garden**

**Rear Garden**

**Garage en-bloc**

17'10 x 8'3 (5.44m x 2.51m)



## Floor Plan



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

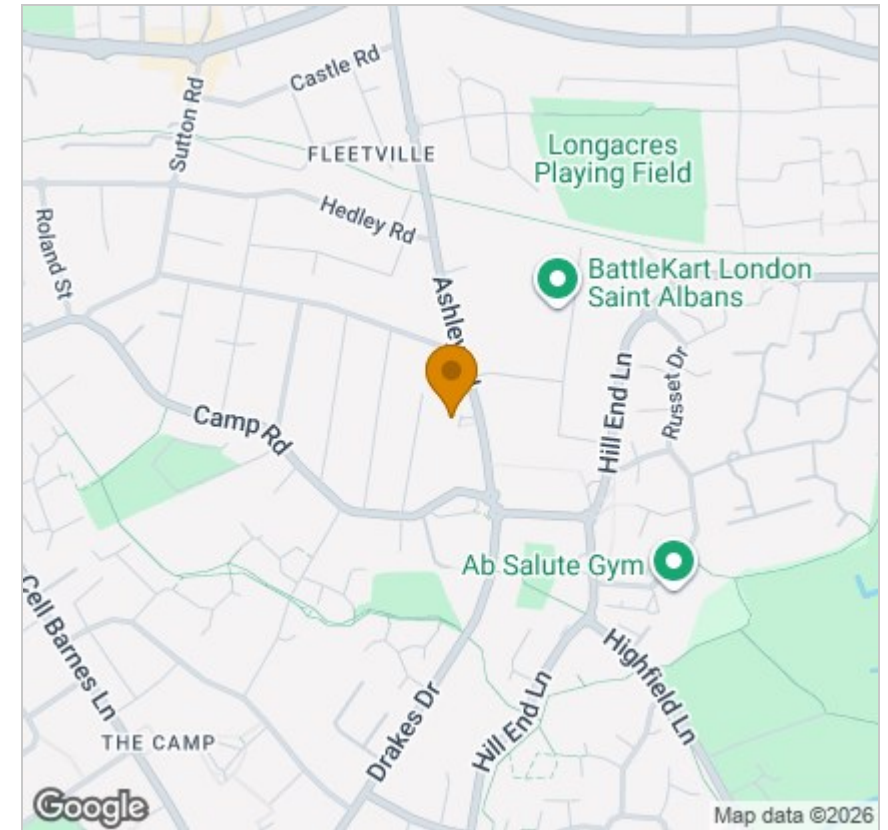
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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.

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## Area Map



## Energy Efficiency Graph

