



54 Holyrood Crescent, St. Albans, AL1 2LT

Guide price £515,000 Freehold



54 Holyrood Crescent

St. Albans, AL1 2LT

This beautifully presented three-bedroom terraced home is the perfect choice for families, first-time buyers, or anyone seeking a stylish and comfortable property in a popular location.

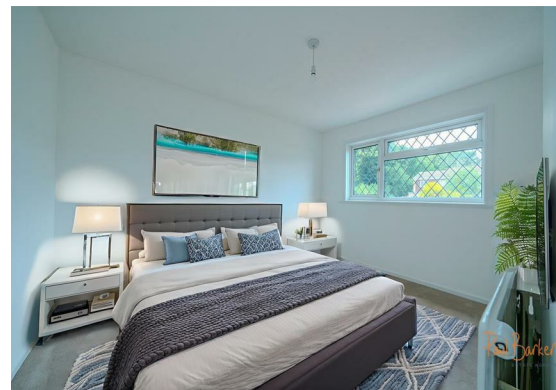
Upon entering, you're welcomed by a spacious lounge filled with natural light and featuring newly fitted flooring that flows seamlessly throughout the ground floor. The heart of the home is the brand-new kitchen and dining area, thoughtfully designed with modern units, ideal for everyday living and entertaining guests. Just beyond, a bright and airy conservatory provides a versatile extra living space, perfect for use as a playroom, home office, or relaxing garden room.

Upstairs, the property offers three generously sized bedrooms, each well-proportioned to suit a variety of needs. The newly updated bathroom is sleek and modern, offering a calm and refreshing space. A convenient ground floor WC adds further practicality for busy households.

To the rear, you'll find a private garage offering secure storage or parking, along with additional off-road parking that adds valuable convenience. The home is tastefully finished throughout, with new flooring and a neutral, modern décor that allows you to move straight in and make it your own.

Holyrood Crescent is conveniently located approximately 1 mile from the mainline train station and vibrant City centre. There's a parade of local shops close by and St Adrian's RC Primary School & Mandeville Primary Schools. There are also excellent road and motorway links including the M1 & M25.





ACCOMMODATION

Lounge

14'8 x 11'4 (4.47m x 3.45m)

Kitchen/Dining Room

11'5 x 17'5 (3.48m x 5.31m)

Conservatory

6 x 9'6 (1.83m x 2.90m)

FIRST FLOOR

Bedroom 1

14'11 x 11'4 (4.55m x 3.45m)

Bedroom 2

11'5 x 10'8 (3.48m x 3.25m)

Bedroom 3

9'1 x 8'4 (2.77m x 2.54m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Garage

16'6 x 8'5 (5.03m x 2.57m)



Floor Plan



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

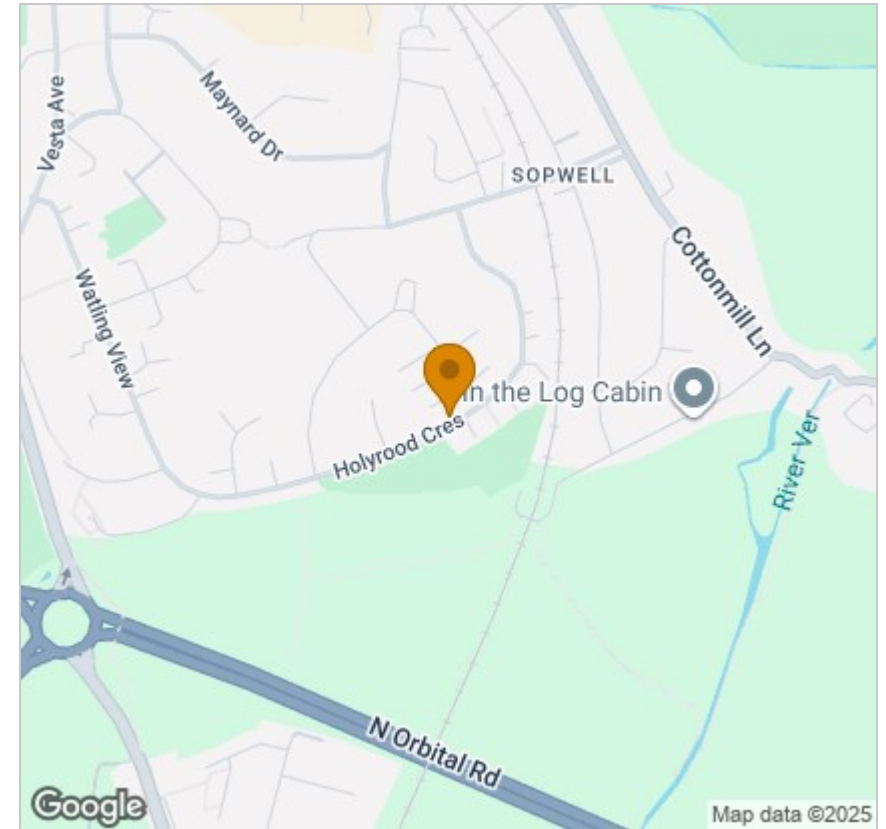
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

