# 28 Oldfield Road, St. Albans, AL2 1JA

**Guide price £495,000 Freehold**

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Paul Barker
ESTATE AGENTS

# 28 Oldfield Road

St. Albans,  AL2 1JA

An attractively presented and spacious three-bedroom 1950s mid-terrace home, situated on a sought-after road in the popular village of London Colney. Offering excellent potential for extension to both the front and rear (subject to the necessary consents), the property is available with no onward chain.

A partially glazed front door opens into a welcoming entrance hall with doors to the principal rooms, stairs rising to the first floor and a useful understairs storage cupboard.

The generous lounge enjoys an impressive front facing window and features an attractive fireplace as its focal point. To the rear is a sociable kitchen/dining room fitted with a range of modern wall and base units, with space for appliances and two windows overlooking the garden.

An inner lobby provides access to the rear garden via double doors, a convenient ground floor WC and a useful study, ideal for home working. There is also access to a secure covered passageway leading to the front of the property.

The first-floor landing benefits from a built in storage cupboard and separate airing cupboard housing the hot water cylinder. There are two impressive double bedrooms, one of which features fitted wardrobes, together with a spacious third bedroom incorporating a built in cupboard.

The family bathroom is fitted with a neutral suite comprising a bath with shower over, wash basin and WC.

Externally, the property benefits from a block paved driveway providing off-street parking for several vehicles. To the rear is a private garden, predominantly laid to lawn, with a patio area ideal for outdoor entertaining, a timber storage shed and a gate providing direct access to a local park.

Manor Road is situated in the popular village of London Colney, close to the High Street, River Colne and Colney Fields Shopping Park. Excellent transport links include the M25, M1 and A1(M), with regular bus services to St Albans City station for fast direct trains to St Pancras International.

**ACCOMMODATION**

**Entrance Hall**

**Kitchen/Diner**
19'0 x 9'4 (5.79m x 2.84m)

**Lounge**
12'8 x 12'8 (3.86m x 3.86m)

**Study**
6'8 x 6'1 (2.03m x 1.85m)

**W.C.**

**FIRST FLOOR**

**Landing**

**Bedroom**
12'7 x 8'7 (3.84m x 2.62m)

**Bedroom**
10'11 x 9'11 (3.33m x 3.02m)

**Bedroom**
11'1 x 8'1 (3.38m x 2.46m)

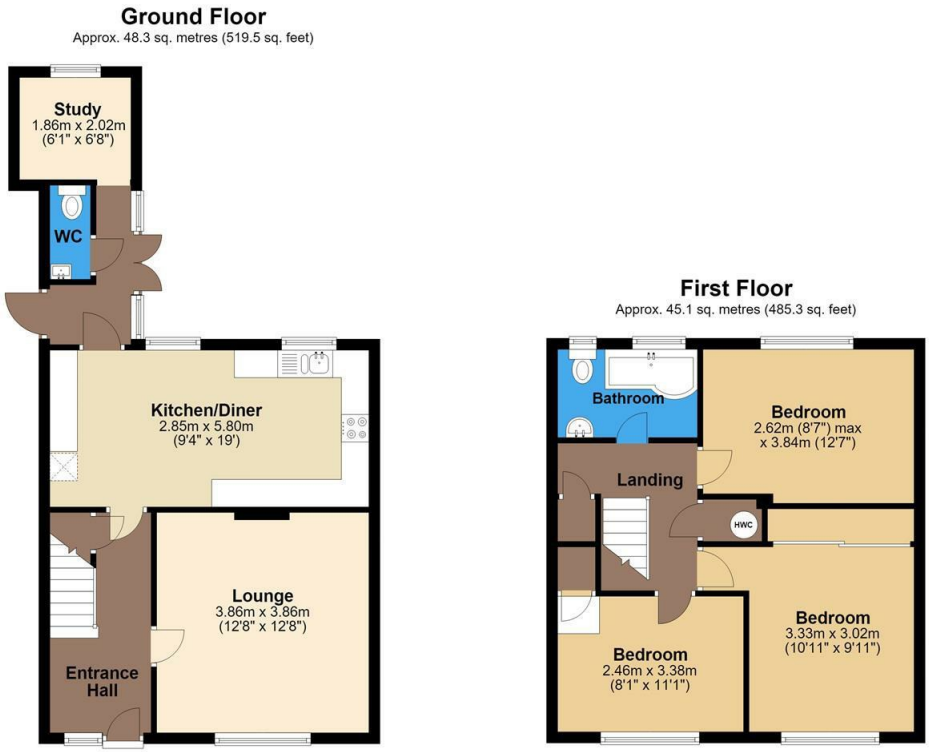
**Bathroom**

**OUTSIDE**

**Frontage**

**Rear Garden**
50 (15.24m)

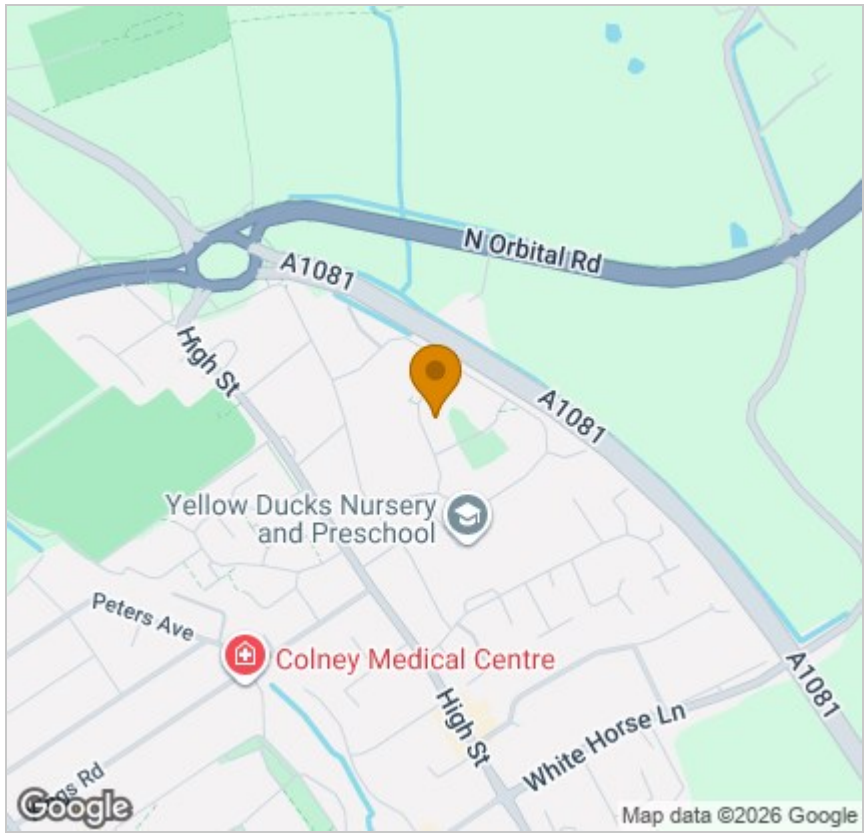
## Floor Plan



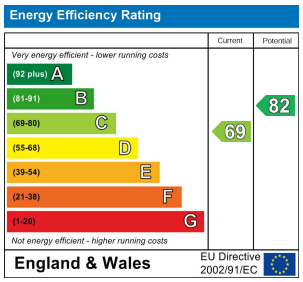

Total area: approx. 93.4 sq. metres (1004.8 sq. feet)

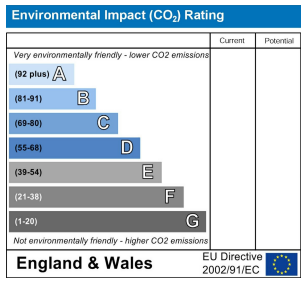
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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