



8A Beresford Road, St. Albans, AL1 5NP

Guide price £550,000 Freehold



Paul Barker  
ESTATE AGENTS

## 8A Beresford Road

St. Albans, AL1 5NP

A well-presented terraced family home offering versatile accommodation, off-road parking and a mature rear garden. The property also benefits from being sold chain free.

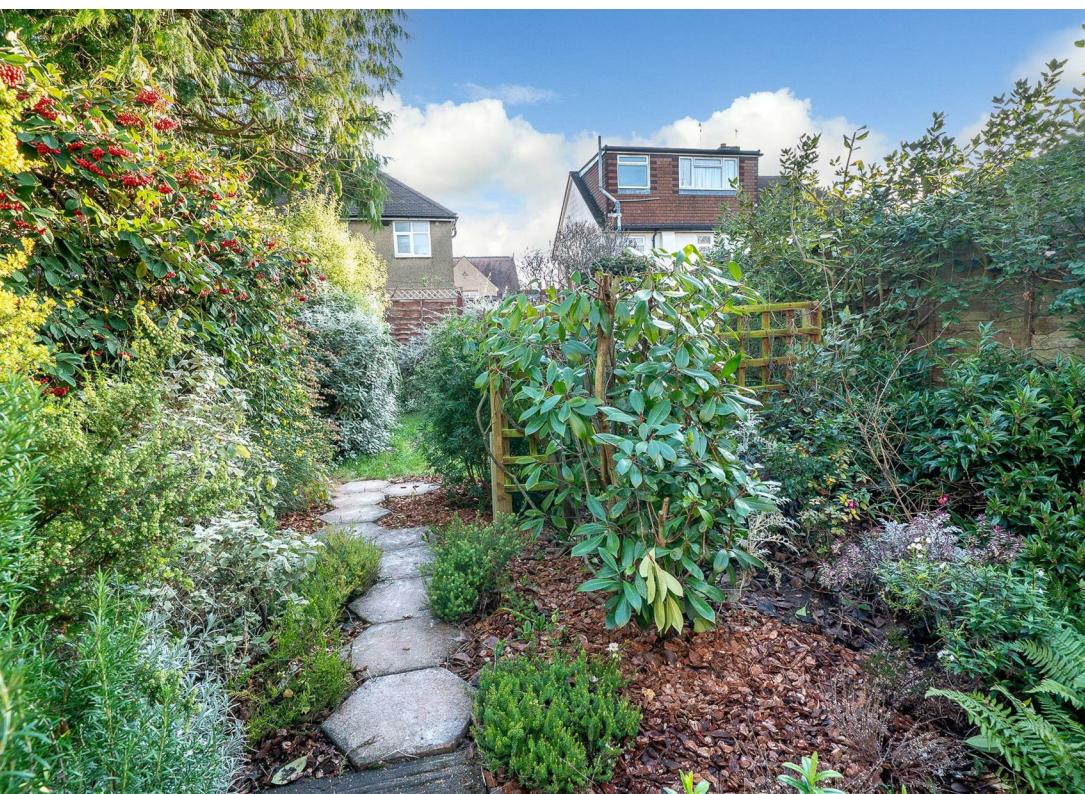
The property is arranged over two floors and features a generous lounge/dining room, providing an excellent space for everyday living and entertaining. The kitchen is well proportioned and thoughtfully laid out, while the garage conversion creates a valuable additional room offering flexibility to suit modern living. A ground floor W.C completes the accommodation on this level.

To the first floor are three bedrooms, including a well-sized principal bedroom, together with a family bathroom.

Outside, the property benefits from off-road parking and an attractive mature rear garden, planted with established trees and shrubs, offering a good degree of privacy and a pleasant outdoor space.

Beresford Road is an established residential road within close proximity to a number of popular primary schools, the sought after Samuel Ryder school and the green space of Highfield Park. The mainline train station to St Pancras Int. is within 1 mile and there are a number of local shops close by.





## ACCOMMODATION

**Porch**

**Entrance Hall**

**Study**

**13' x 7'7 (3.96m x 2.31m)**

**Lounge/Dining Room**

**15'10 x 15'11 (4.83m x 4.85m)**

**Kitchen**

**8'10 x 7'4 (2.69m x 2.24m)**

**WC**

## FIRST FLOOR

**Landing**

**Bedroom 1**

**12'1 x 11'10 (3.68m' x 3.61m)**

**Bedroom 2**

**10'7 x 9'1 (3.23m x 2.77m)**

**Bedroom 3**

**9'1 x 6'5 (2.77m x 1.96m)**

**Bathroom**

## OUTSIDE

## Floor Plan



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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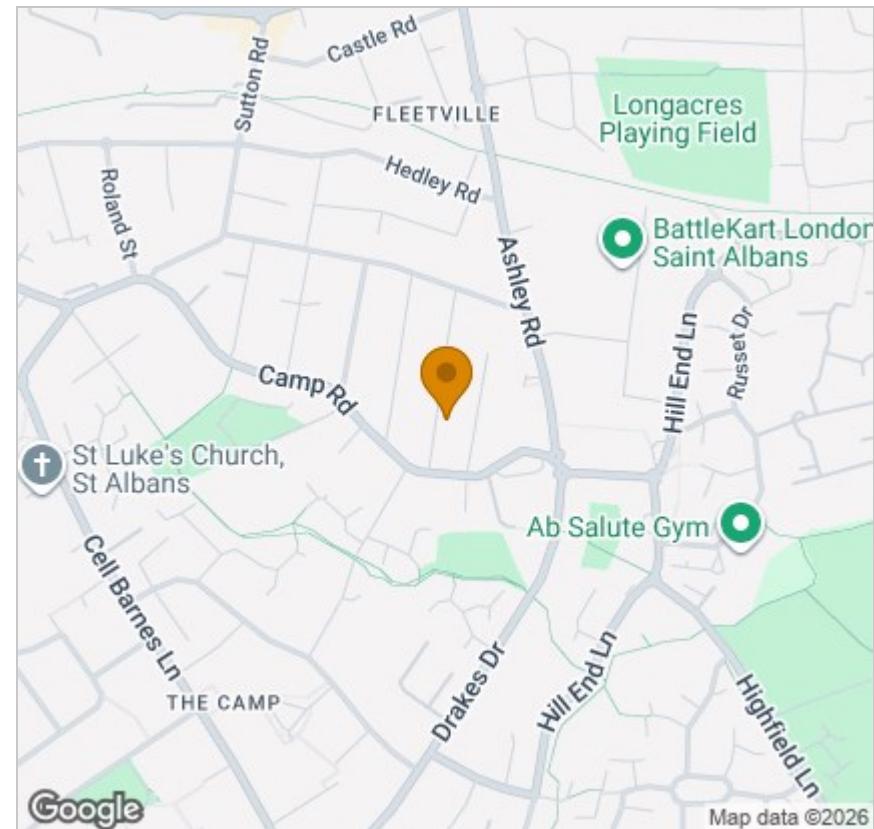
## Viewing

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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## Area Map



## Energy Efficiency Graph

