



6 Old London Road, St. Albans, AL1 1QQ

Guide price £845,000 Freehold



6 Old London Road

St. Albans, AL1 1QQ

We are delighted to offer for sale this beautifully renovated and skilfully remodelled three-bedroom semi-detached house, ideally located within a short walk of the City centre and within easy reach of the train station.

The property has been comprehensively improved and benefits from a brand new electrical and heating system throughout, fresh plastering and decoration, new carpets and flooring, and a brand new kitchen and bathroom. Further benefits include off-street parking to the front for at least two cars, a wonderful south-facing garden with far-reaching views, no onward chain and potential for a generous rear extension (S.T.P.P).

A part-glazed front door opens into a welcoming entrance hall with a turning staircase to the first floor and doors leading to the principal rooms. To the front is a comfortable lounge with wood-effect flooring and a window overlooking the front aspect. To the rear is the impressive kitchen/dining room, featuring a window and double doors opening onto the rear garden. The kitchen is fitted with a quality range of wall and base units, a combination of freestanding and integrated appliances, a sociable breakfast bar area, and wood-effect flooring throughout.

The first-floor landing has a window to the front and provides access to the principal bedroom overlooking the rear garden, a further second double bedroom, and a generous third bedroom. There is also a brand new fitted bathroom suite comprising a bath with shower over, wash basin, WC and heated towel rail.

Externally, the property benefits from a block-paved driveway providing off-street parking, with a side passageway leading to a south-facing rear garden. The garden offers a decked patio area ideal for entertaining, leading to a lawn which provides a blank canvas for planting.

Old London Road is located within the central conservation area, just moments from the city centre, the mainline station with services to London St Pancras, excellent schools and several parks.





ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

8'8 x 12'11 (2.64m x 3.94m)

Kitchen/Dining Room

13'4 x 21'8 (4.06m x 6.60m)

First Floor

Bedroom One

13'4 x 10'10 (4.06m x 3.30m)

Bedroom Two

8'8 x 12'11 (2.64m x 3.94m)

Bedroom Three

9'11 x 7'5 (3.02m x 2.26m)

Bathroom

OUTSIDE

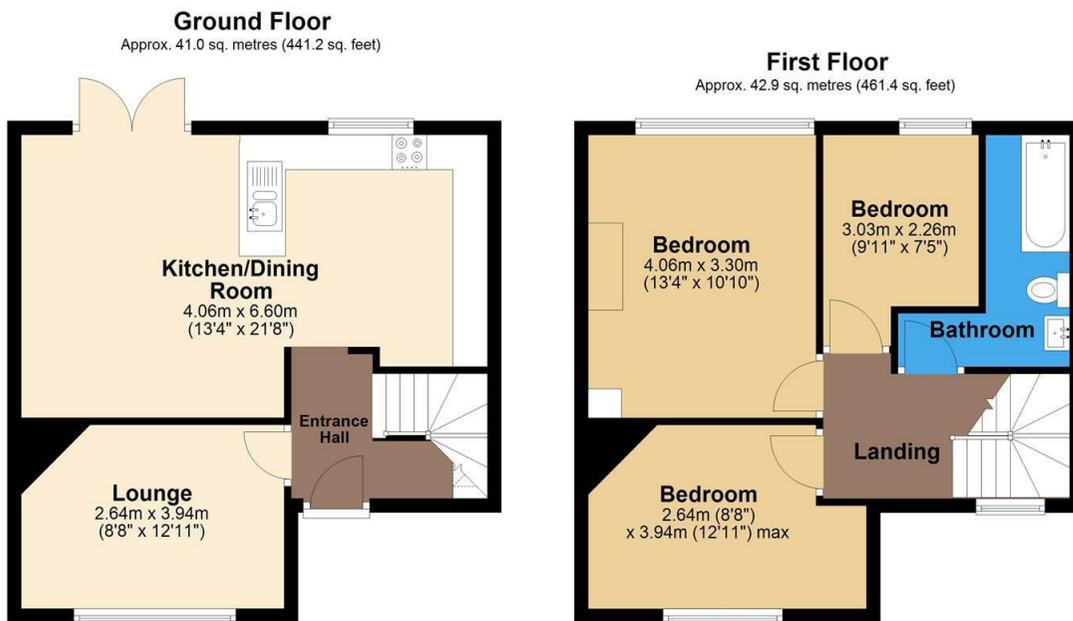
Paved Driveway

Rear Garden

45 (13.72m)



Floor Plan



Total area: approx. 83.9 sq. metres (902.6 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. □

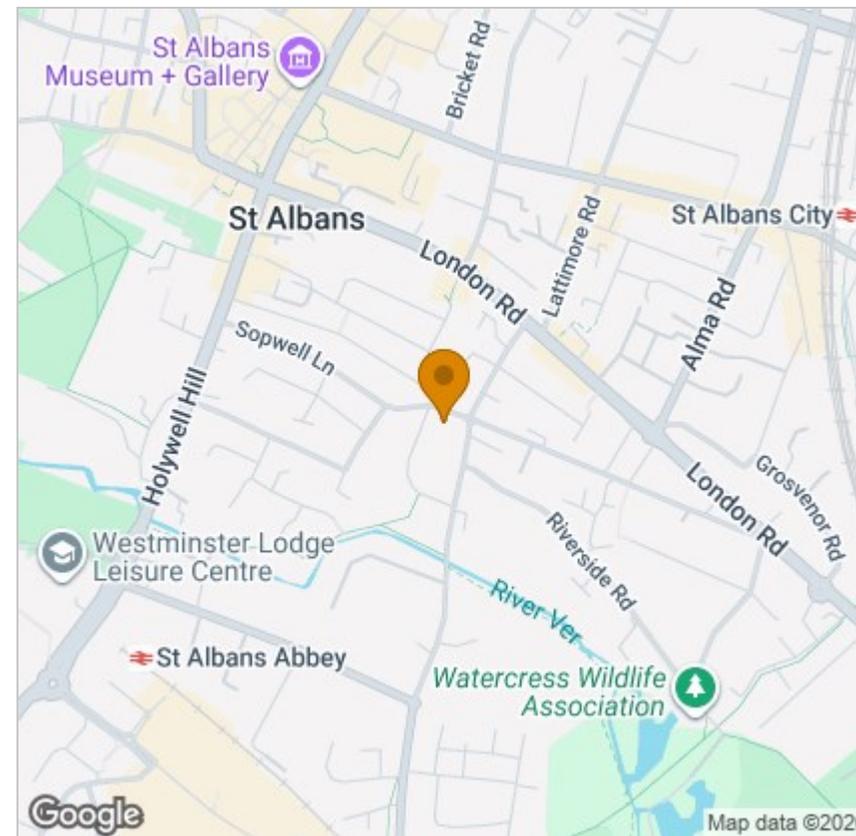
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

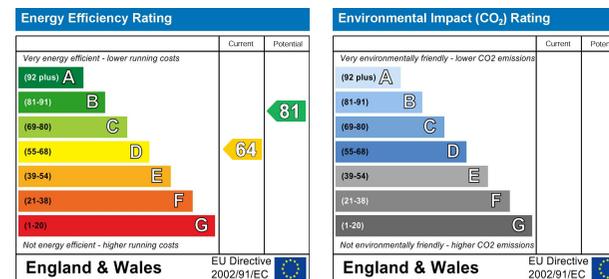
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Area Map



Energy Efficiency Graph



Paul Barker
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