



23 Arthur Road, St. Albans, AL1 4SZ
Guide price £550,000 Freehold



23 Arthur Road

St. Albans, AL1 4SZ

An attractive three-bedroom Victorian cottage, set in a highly sought-after quiet close in the vibrant Fleetville area of St Albans, within easy reach of excellent local shops, well-regarded schools and the mainline train station.

A covered entrance door opens into a bright dual-aspect lounge/dining room featuring an attractive log burner fireplace, plantation-style shutters, bespoke built-in cupboards and shelving, and wood flooring running throughout. Stairs rise to the first floor with useful storage below.

A door leads through to the stylish fitted kitchen/breakfast room, appointed with a range of modern wall and base units complemented by wooden worktops and a selection of integrated appliances. The space is wonderfully light, with windows to the side and rear, a vaulted ceiling with Velux windows, and double doors opening onto the garden. A further door provides access to a convenient downstairs WC.

The first-floor landing offers access to three bedrooms and stairs rising to the second floor. The principal bedroom benefits from fitted wardrobes.

The second floor comprises a spacious bathroom suite with a rear window, featuring a bath, separate shower cubicle, WC and wash hand basin, along with additional built-in storage.

Externally, the delightful rear garden enjoys a generous patio area leading to a lawn bordered by established trees and shrubs. A further patio area to the rear provides access to a garden cabin/office or snug with light, power, wifi and fully insulated. as well as a useful storage shed.





ACCOMMODATION

Ground Floor

Lounge

11' x 11'2 (3.35m x 3.40m)

Dining Room

11'4 x 11'2 (3.45m x 3.40m)

Kitchen

7'10 x 6'6 (2.39m x 1.98m)

Breakfast Room

11'10 x 8'1 (3.61m x 2.46m)

WC

First Floor

Landing

Bedroom One

11' x 11'2 (3.35m x 3.40m)

Bedroom Two

11' x 5'8 (3.35m x 1.73m)

Bedroom Three

8'1 x 6'6 (2.46m x 1.98m)

Second Floor

Landing

Bathroom

18'4 x 6 (5.59m x 1.83m)

OUTSIDE

Rear Garden

Garden Cabin/Office

9'7 x 9'9 (2.92m x 2.97m)

Shed

9'7 3'11 (2.92m 1.19m)



Floor Plan



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

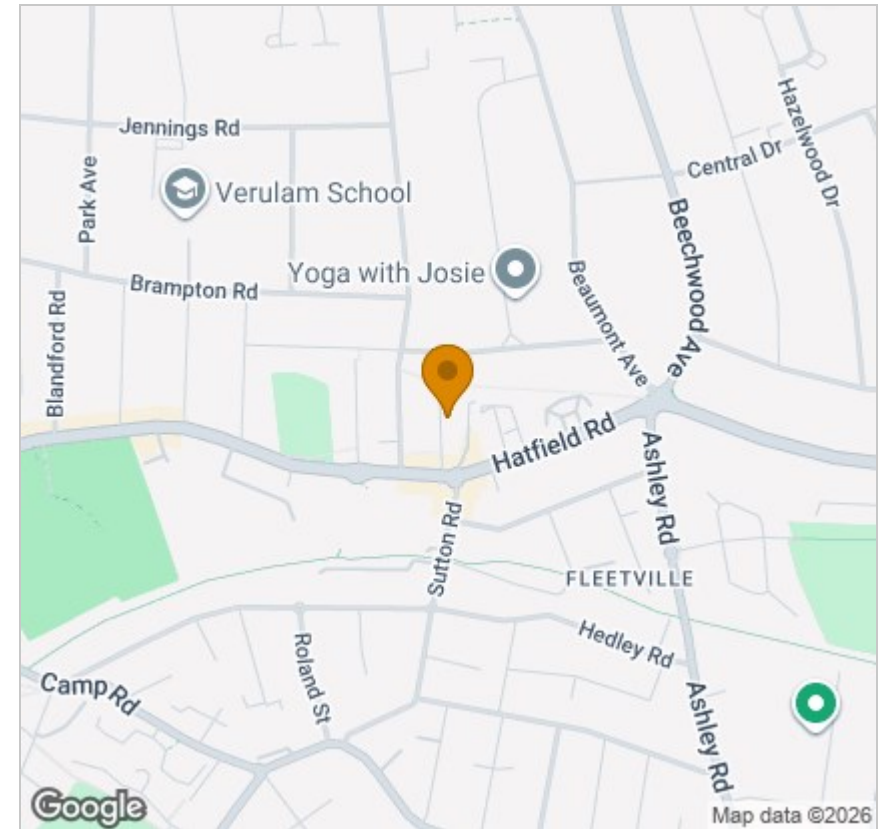
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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Area Map



Energy Efficiency Graph

