



23 Arthur Road, St. Albans, AL1 4SZ

Guide price £550,000 Freehold



Paul Barker
ESTATE AGENTS

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.

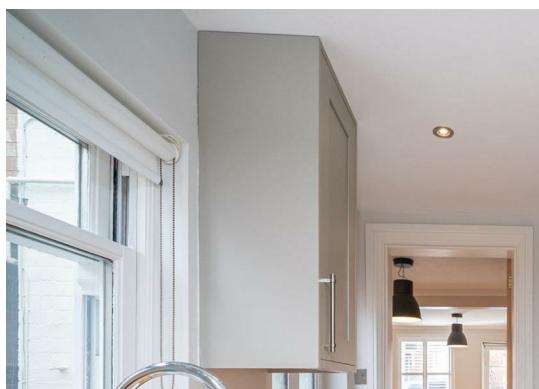
A covered entrance door opens into a bright dual-aspect lounge/dining room featuring an attractive log burner fireplace, plantation-style shutters, bespoke built-in cupboards and shelving, and wood flooring running throughout. Stairs rise to the first floor with useful storage below.

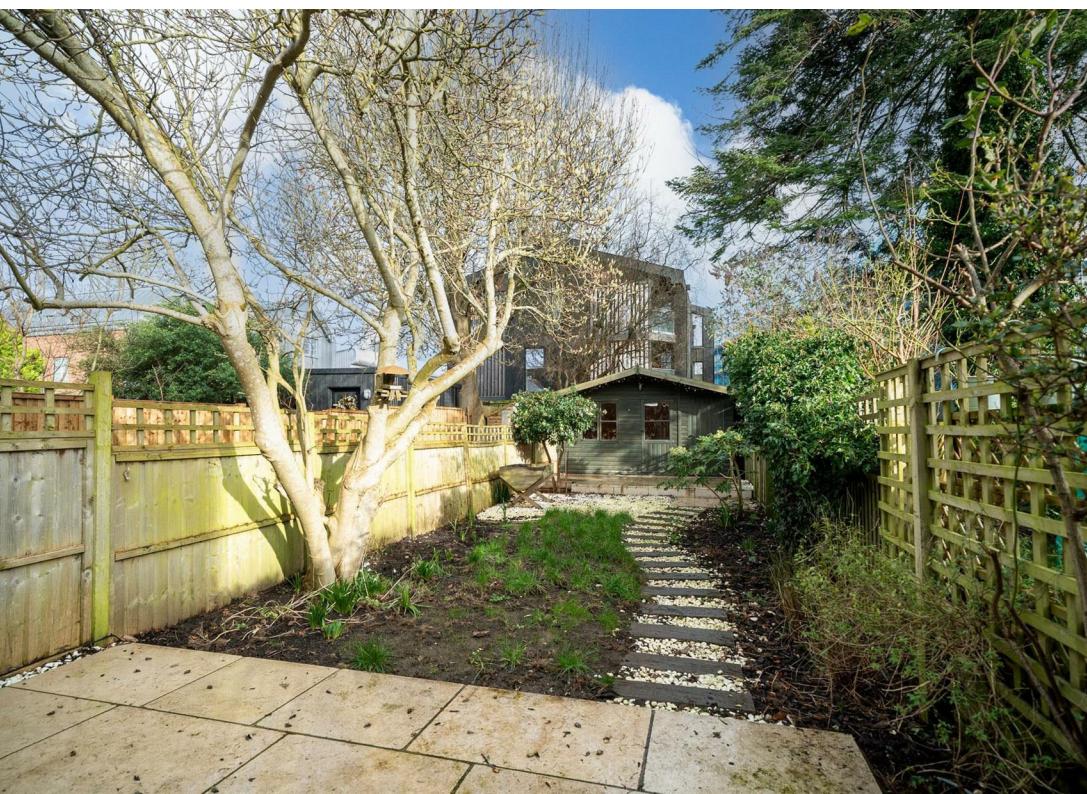
A door leads through to the stylish fitted kitchen/breakfast room, appointed with a range of modern wall and base units complemented by wooden worktops and a selection of integrated appliances. The space is wonderfully light, with windows to the side and rear, a vaulted ceiling with Velux windows, and 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



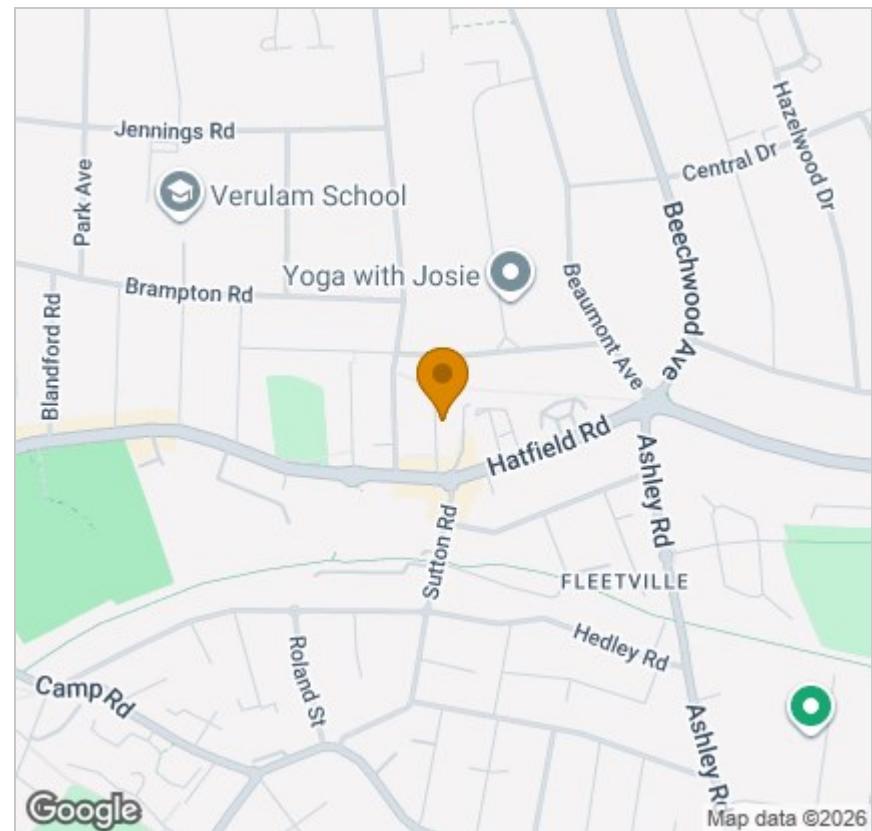
Viewing

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

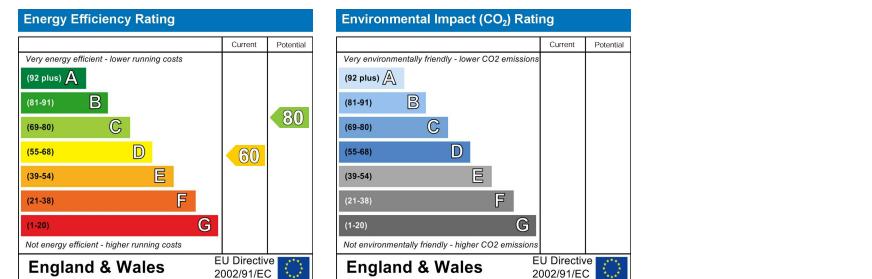
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Area Map



Energy Efficiency Graph



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