

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Alma Road, St. Albans, Hertfordshire AL1 3BT



Guide Price £1,260,000 Freehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)

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Belvoir St Albans are delighted to present this magnificent SIX bedroom \*\* CHARACTER DETACHED \*\* property located less than a mile into St Albans Town Centre.  
\*\* AN IDEAL INVESTMENT OR DEVELOPMENT OPPORTUNITY STPP \*\* for a conversion into flats.  
Sited very close to the mainline Thameslink train station making it ideal for commuters, or for a family looking to renovate to their own style and design.  
The house has four levels including a basement with very flexible accommodation.  
The ground floor incorporates, lounge, dining room, family room, kitchen/breakfast room, cloakroom, shower room and separate utility room.  
On the first floor you will find the master bedroom with en-suite, two further double bedrooms and family bathroom.  
The second floor has three additional bedrooms.  
The garden is both paved and laid to grass with additional parking.  
Also benefitting a large front and side driveway for a slew of vehicles.



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**Entrance Hallway**

**Lounge**

14'10" x 14'0" (4.54 x 4.29)



**Family Room**

11'10" x 10'9" (3.61 x 3.30)



**Dining Room**

12'0" x 11'10" (3.67 x 3.61)

**Kitchen/Breakfast Room**

12'5" x 10'5" (3.81 x 3.18)



**Utility Room**

7'10" x 6'11" (2.39 x 2.11)

**Cloakroom**

**Shower Room**

**Basement**

13'9" x 13'1" (4.20 x 4.01)

**Landing**

**Bedroom One**

12'0" x 11'10" (3.66 x 3.61)



**Bedroom Three**

11'10" x 10'0" (3.61 x 3.05)

**En Suite**

**Bathroom**

**Bedroom Two**

14'9" x 14'0" (4.52 x 4.29)



**Second Floor**

**Bedroom Four**

12'9" x 10'3" (3.91 x 3.14)

**Bedroom Five**

12'9" x 8'9" (3.90 x 2.69)

**Guest Bedroom**

14'11" x 13'1" (4.57 x 4.01)

**Outside Front**

**Outside Rear**

**Agent Notes**

Belvoir are advised;  
Council tax: St Albans Band G

**BELVOIR DISCLAIMER**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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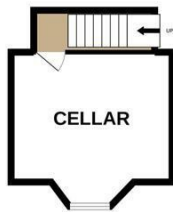
[belvoir.co.uk](http://belvoir.co.uk)



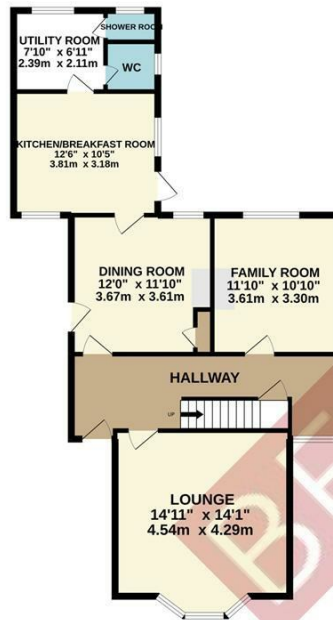
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BASEMENT  
188 sq.ft. (17.5 sq.m.) approx.



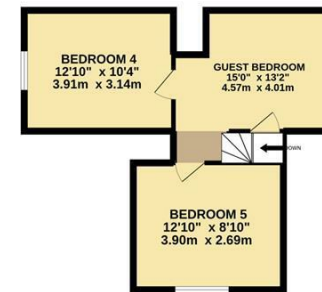
GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



2ND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 2098 sq.ft. (194.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		41	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	