



**DRUCE**  
▲ & PARTNERS ▲

19 Normandy Road  
St. Albans, Herts AL3 5QG  
Guide Price £725,000



A well presented 3 Bedroom Victorian Character House with a Detached Brick Garage and parking to the rear in a central Conservation Area setting convenient for City Centre amenities and St Albans mainline station into St Pancras International.

Remodelled and fully refurbished throughout incorporating character features the property includes a ground floor cloakroom, 18' Living room, a Cellar, superb 17' Dining/Kitchen with bi-fold doors opening onto the rear garden and a large first floor bathroom.

Victoria Park is close by as are Infant and Junior Schools including Aboyne Lodge. St Albans Abbey and Verulamium Park are close by.



## GROUND FLOOR

With Engineered oak floor throughout.

### Entrance Porch:

Part opaque glazed door to:

### Living Room:

17'8" x 10'11" (5.38m x 3.33m)

Deep sash window to the front overlooking playing field. 2 double radiators. 8'2" high ceiling with inset ceiling lights. Hatch to Cellar.

### Cellar:

12'4" x 7'0" max (3.76m x 2.13m max)

### Cloakroom:

White suite with chrome fittings. Bracket wash hand basin, low level WC, extractor and inset ceiling lights.

### Dining Room/Kitchen:

17'7" x 10'11" (5.36m x 3.33m)

Range of fitted cupboards, Corian work surfaces, drawers, shelving and wall cabinets. Under shelf lighting and inset ceiling lights. Smeg 5-ring gas hob with extractor over, Bosch electric oven, integrated dishwasher, fridge and freezer. Double glazed bi fold doors opening onto rear garden.

## FIRST FLOOR

### Landing:

### Bedroom 1:

10'11" x 10'2" (3.33m x 3.10m)

Deep sash window to the front overlooking playing field. Radiator and fitted wardrobe cupboards.

### Bedroom 2:

10'11" x 9'8" (3.33m x 2.95m)

Sash window to the rear and velux window. Fitted wardrobe cupboard and radiator.

### Bedroom 3:

7'8" x 7'2" (2.34m x 2.18m)

Velux window in pitched roof. Fitted book shelves with fitted 'high bed'. Radiator.

### Bathroom:

White suite with chrome fittings. Panelled bath with shower

fitting. Large bracket wash hand basin, low level WC, shelved cabinet with mirror front, chrome heated towel rail, Velux window, inset ceiling lights and recessed shelving.

## OUTSIDE

### Front Garden:

### Rear Garden:

Shrubs and plant borders and gate to:

### Detached Brick Garage/Store:

25'0" x 11'4" (7.62m x 3.45m)

Remote controlled up and over door, work bench, shelving and work surfaces, light and power, fitted fridge and freezer. Storage into eaves. Drive providing parking

### Council Tax:

Band E. Currently payable £2559 per annum.

### EPC Rating:

Band D.

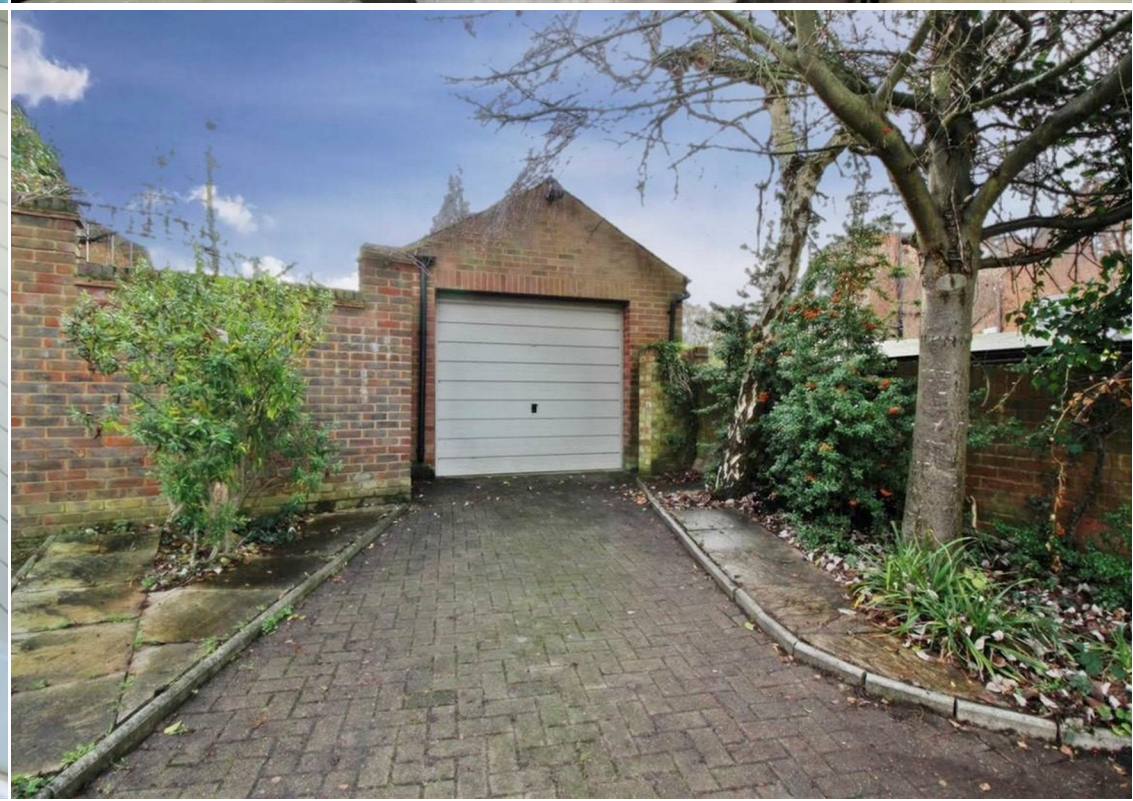
### Viewing

Through Druce & Partners, telephone: 01727 855232  
sales@druce-partners.co.uk

### Agents Note

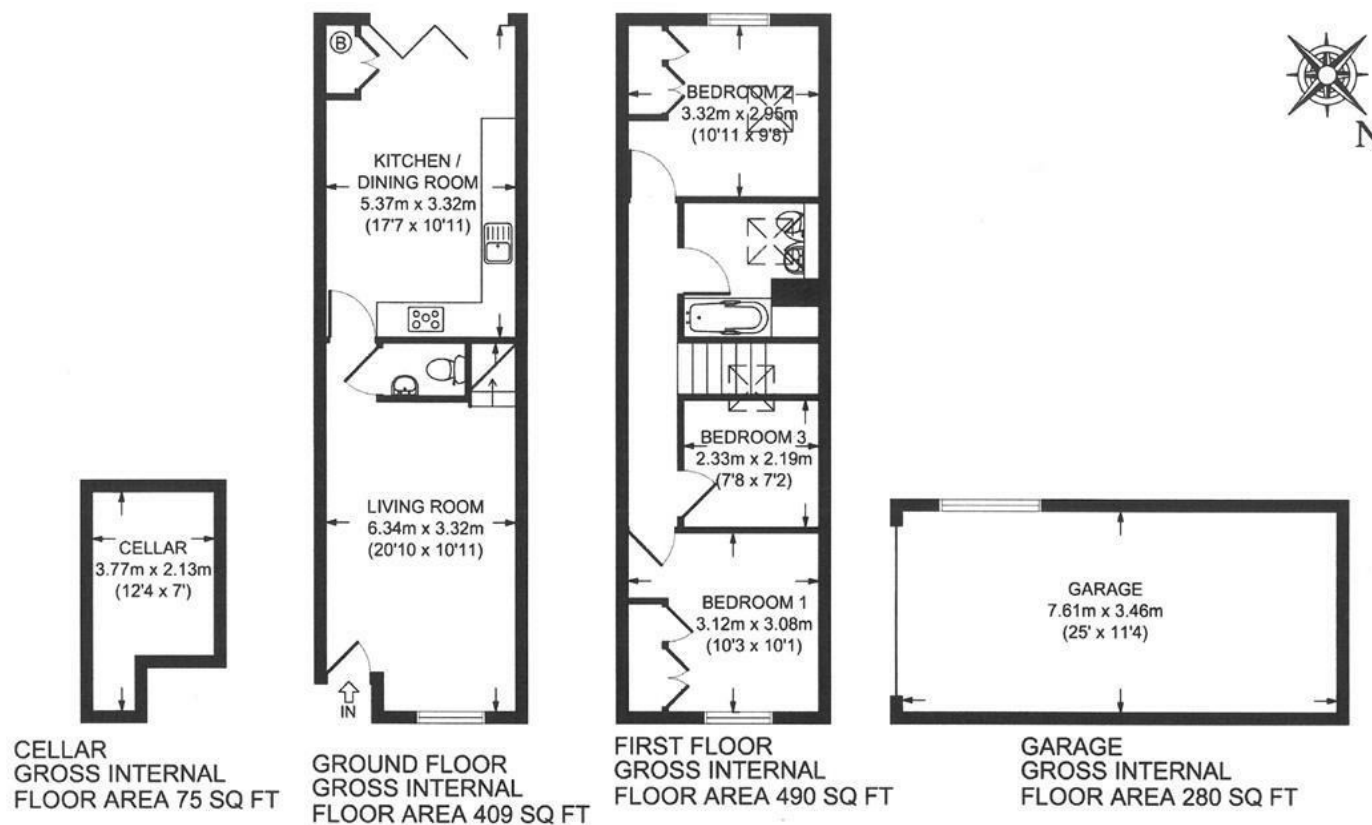
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