



**DRUCE**  
▲ & PARTNERS ▲

99 Verulam Road  
St. Albans, Herts AL3 4DL  
Guide Price £1,195,000



A spacious, 4 bedroom Victorian character house with off street parking in a special central Conservation Area setting with superb 70ft approx south facing rear garden backing onto and enjoying panoramic views over Old Brickie parkland and across to St Albans Abbey within easy walking distance of the City Centre amenities, Abbey and Verulamium Park, also within easy reach of the main line station into St. Pancras International.

The property retains many period features including high ceilings and period fireplaces and offers versatile accommodation over 4 floors. Entrance hall, cloakroom, lounge, sitting room, dining /kitchen, family room, utility room, box room, wine cellar, 4 bedrooms: bed1 with en-suite , bed 4 with shower, 2 separate toilets, bathroom. Off street parking for 2 cars. Gate to side passage to rear garden.













## GROUND FLOOR

### Entrance Hall

Radiator. Staircase to first floor.

### Cloakroom

Storage and cloaks area. Window to front

### Lounge

12'5 x 11'6 (3.78m x 3.51m)

Period fire place. Deep sash window to front. Inset ceiling lights. Fitted bookshelves. Radiator.

### Family Room

13'1 x 12'0 (3.99m x 3.66m)

Cast iron gas range with timber mantel and surround. Inset ceiling lighting. Bookshelves. Storage cupboard. French doors to Balcony with staircase down to garden. Lovely views over Old Brickie parkland.

### Dining / Kitchen

12'9 x 11'10 (3.89m x 3.61m)

Range of fitted cupboards, work surfaces and wall cabinets. Sink unit with mixer tap. Integrated electric oven and gas hob. 2 Radiators. Double casement doors to balcony with railing. Lovely views over garden and Old Brickie parkland.

## LOWER GROUND FLOOR

### Separate W.C.

Wash hand basin. Low level W.C. Opaque window.

### Sitting Room

16'1 x 13'0 max (4.90m x 3.96m max)

Marble fireplace with gas fire. Radiator. Shelving. Door to side passage. French doors to rear paved terrace and garden.

### Storage Room

9'11 x 6'0 (3.02m x 1.83m)

Fitted cupboards and shelving.

### Wine Cellar

6'10 x 6'0 (2.08m x 1.83m)

### Bedroom 4

9'9 x 8'6 (2.97m x 2.59m)

With tiled shower cubicle. Bookshelves. Built in storage cupboard. Window to side. Fitted wash hand basin.

### Utility Room

12'9 x 7'10 (3.89m x 2.39m)

Dual aspect with windows to side and rear. Sink unit with cupboards under. Range of fitted wall cabinets. Radiator. Recess and plumbing for washing machine and dryer. Gas boiler.

## FIRST FLOOR

### Landing

Radiator.

### Separate W.C.

Wash hand basin. W.C. Opaque window

### Bedroom 2

12'0 x 10'3 (3.66m x 3.12m)

Cast iron fire place. Radiator. Bookshelves. Built in wardrobe cupboards. Deep sash window with views over garden and Old Brickie parkland.

### Bedroom 3

11'6 x 8'8 (3.51m x 2.64m)

Radiator. Bookshelves. deep sash windows to front.

### Bathroom

Panelled bath. Pedestal wash hand basin. Low level W.C. Radiator. Deep sash window to front. Shelved airing cupboard with hot water cylinder.

## SECOND FLOOR

### Bedroom 1

17'5 x 13'2 (5.31m x 4.01m)

Windows to rear with panoramic views over garden and Old Brickie parkland and across to St Albans Abbey. 2 Radiators. Eaves Storage. Inset ceiling lights.

### En-Suite

Pedestal wash hand basin. Low level W.C. Bidet.

## OUTSIDE

### Driveway Parking For Two Cars

Brick driveway. Gate to covered side passage with access to rear garden. Useful storage area.

### 70ft South Facing Rear Garden

Paved terrace, lawn with flower and shrub borders. External staircase with access to family room and dining /kitchen. Additional terraced area at rear of garden with views over Old Brickie parkland.

## ALL MAINS SERVICES

### EPC

Band E

### Council Tax

Band: F

Currently £2,880.31 p.a.

### Viewing

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

### Agents Note

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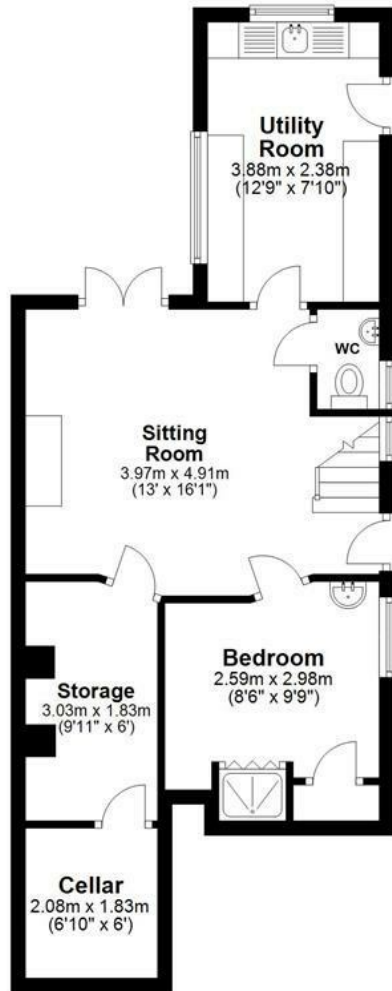






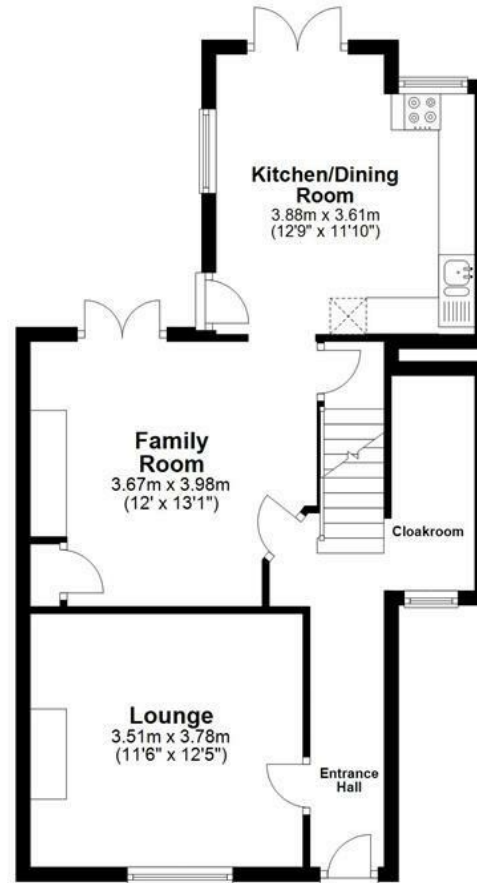
### Lower Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



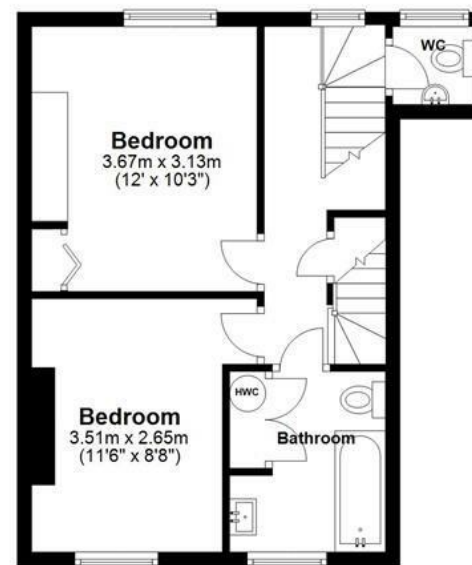
### Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



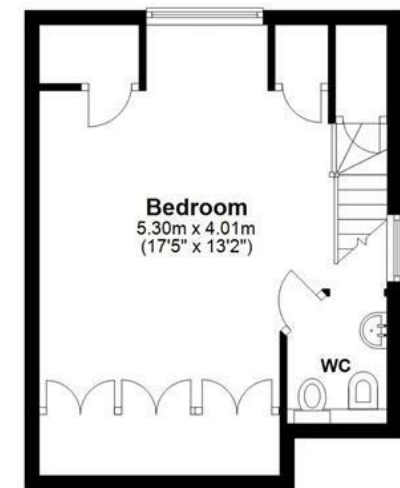
### First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



### Second Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



Total area: approx. 166.9 sq. metres (1797.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.