



Ver Road, St Albans



DAVID CHADWICK  
ST ALBANS

## 4a Ver Road, St Albans. AL3 4QW

Porch | Entrance hall | Inner hall | Sitting room | Open Plan Lounge/dining/kitchen/breakfast room | Utility/laundry | 4 bedrooms | Principal shower room | 2 further en-suite shower rooms | Lower ground floor hall | Store | Gardens | Greenhouse | Garden store | Parking to drive | Freehold | EPC D | Council Tax Band F £2,832.50 p.a. | Service charge £125,00 p.a

### The Property

4a Ver Road is an exciting, detached house situated in one of St Albans' most sought-after locations, right in the heart of the old conservation area on a private cul-de-sac which enjoys some of the best views of the Abbey in the city. Conveniently located within very easy reach of the city centre, Ver Road is also just a short walk of the Abbey, Verulamium Park and Lakes and St Michael's Village while also offering easy access to both stations, excellent schools, and extensive local amenities. The house has been imaginatively designed, extended and greatly improved to take full advantage of the plot, it's slight incline and the wonderful views this affords both the house and the garden. Inside, the house offers immaculately presented accommodation over two floors, with the upper ground floor set mainly to largely open plan living accommodation that runs the length of the house. A porch leads to an entrance hall and then into the impressive open plan living space, a contemporary kitchen breakfast room at the front of the house is followed by a lounge area and then a dining area, followed by a beautiful sitting room, with a vaulted ceiling and doors to the garden. The remainder of the upper ground floor includes two generous double bedrooms, with the principal bedroom en-suite to a shower room, a further stand-alone shower room, and a laundry/utility.

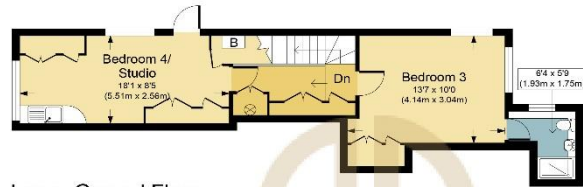








To the lower ground floor there is flexible accommodation with independent side access currently configured as a third bedroom, also with an en-suite shower room, and a studio offering scope for use as a fourth bedroom or home office. A boiler room and plenty of fitted storage complete the picture on this level. Outside there is plenty of off-street parking while gated access to both sides of the house lead to a delightful south-facing garden, which has been designed to provide a wonderful backdrop to the house,



Lower Ground Floor



Ground Floor

VER ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1668.29 SQ FT / 154.99 SQ M.  
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