



57 Verulam Road, St. Albans



DAVID CHADWICK
ST ALBANS



57 Verulam Road, St. Albans, AL3 4DJ

City centre 0.25 miles, Station 1.0 miles (19 minutes to London St. Pancras), M25 (Jct 21A) 6.2 miles

Entrance hall | Sitting/dining room | Kitchen/breakfast room | 5 bedrooms | Bathroom | Shower room | Cloak room | Utility | Garden | Off street parking | EPC rating D

The Property

57 Verulam Road is a substantial three storey period town house situated in a very popular and convenient location in the heart of the old conservation area. It is within very easy reach of the city centre, station, the Abbey and the parks at Verulamium and Victoria as well as highly regarded schools.

There is spacious accommodation arranged over three floors. To the lower ground floor is a large principal reception room that could easily accommodate separate sitting and dining areas. This leads to an extended kitchen/breakfast room, with a further seating area, and a door to the back garden. There is a utility, cloak room and shower room to this level as well.

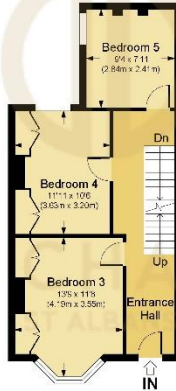
To the upper ground floor where the front door and entrance hall are located are three spacious bedrooms, offering flexibility for use in different ways, as further reception space, if so required, while to the first floor there are two further well-proportioned bedrooms and a large family bathroom.

Throughout, the accommodation is well-presented and comfortable while also offering great scope to be enhanced.





Lower Ground Floor



Ground Floor



First Floor

VERULAM ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1749.60 SQ FT / 162.54 SQ M

DAVIDCHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2021.

Outside

The house sits behind a handsome period façade and town house style garage leading to the front door. To the rear is a large south-facing courtyard style hard landscaped garden with gated access to one parking space at the rear and further gated access to one side leading to the front. The parking is accessed via a drive from Verulam Road to the left of 55 Verulam Road.



To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



DAVID CHADWICK
ST ALBANS

david@davidchadwickstalbans.com
Mobile 07859 768597
Office 01727 857165

davidchadwickstalbans.com