



Gombards, St Albans



DAVID CHADWICK
ST ALBANS

Gombards, St. Albans, AL3 5NW

An elegant Edwardian town house with private parking and a versatile detached annexe.

City centre 0.4 miles, Station 1.0 mile (19 minutes to London St. Pancras), M25 (Jct 22) 4.5 miles

Sitting room | Dining room | Morning room | Kitchen/breakfast room | Laundry | Boot room | Entrance hall | Storm porch | Four bedrooms | Family bathroom | Two cloakrooms | Boarded loft Parking | Gardens | Scope to extend subject to the necessary consents | Detached annexe with shower room | EPC rating E

The Property

This charming period residence is presented to the market for the first time in over 43 years. In immaculate order throughout, it combines the high ceilings, generous windows and period features one expects from the finer properties of the era. This is combined with well-considered neutral interior design to create a beautiful family home, that is flooded with natural light. Of note are the three spacious reception rooms to the ground floor, with the morning room opening to a glazed boot room to one side, and through double doors to a stylishly appointed kitchen, which in turn has double doors leading to a Juliet balcony overlooking the garden at the rear. To the first floor are four well-proportioned bedrooms, bathroom and one of two cloakrooms. A boarded loft provides plenty of storage and the opportunity to convert subject to the necessary consents.

Outside

Occupying a wide plot with manicured gardens to the front and rear and driveway parking to the side. To the rear of the **Cont.**







Cont. property is a detached annexe currently providing self-contained accommodation let on an Air B&B basis.

Location

Situated in the heart of the conservation area on a sought-after road of similar properties. Within easy reach of the City centre, mainline station, well regarded local schools, extensive local amenities and the parks at Victoria and Verulamium.



Ground Floor

First Floor

Annexe/Home Office

GOMBARDS AL3

APPROX. GROSS INTERNAL FLOOR AREA 1692.06 SQ FT / 157.20 SQ M. INC

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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.

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