



52 Worley Road, St. Albans



DAVID CHADWICK  
ST ALBANS



## 52 Worley Road, St. Albans, AL3 5NN

Storm porch | Entrance hall | Through sitting/dining room | Kitchen/breakfast room | Larder | Cloak room | Three bedrooms | Family bathroom | En-suite shower room | Gardens | Off-street parking

### The Property

Is a beautifully presented townhouse situated in a sought-after road in the heart of the conservation area, within very easy reach of the city centre, both stations, excellent schools and extensive local amenities.

There is spacious accommodation over three floors that includes a large principal reception room with a feature fireplace, defined sitting and dining areas, wooden flooring, and plantation shutters to the bay window. This leads to an extended kitchen breakfast room with a vaulted

glazed roofline to a side return extension and French windows lead to the garden. The kitchen is fitted with a range of contemporary high gloss cabinets with granite and beech block counter tops, is complemented by a larder and has part slate flagstone and part wooden flooring.

Upstairs there are three comfortable bedrooms over two well planned floors. The principal bedroom at the front of house has two sash windows, fitted wardrobes and a stylishly appointed en-suite shower room.

The other two bedrooms are both doubles, bedroom two has eaves storage and a large dormer window to the rear elevation. A well-proportioned family bathroom to the first floor completes the picture inside.

Throughout, this lovely family home combines many attractive period features with well-considered contemporary interior design to great effect.





WORLEY ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1162.50 SQ. FT / 108.0 SQ. M.

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## Outside

To the front, the house sits behind a bay-fronted façade and town house style garden. To one side of the house is vehicular & pedestrian access leading to a parking space and the shed. There is gated access to the garden which is also accessed via French windows from the house. Enjoying a southerly aspect, the garden is laid mainly to lawn with a large, paved terrace and well stocked planted beds and boundaries.



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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