



King's Road, St. Albans



DAVID CHADWICK
ST ALBANS



56 King's Road, St. Albans, AL3 4TG

Storm porch | Entrance-hall | Sitting room | Dining room | Kitchen/breakfast room* | 3 Bedrooms* | Bathroom/s* | Gardens | Council Tax Band E - £2,396.73 p.a. | EPC rating F | N.B. * denotes the space for said room once modernisation is complete

The Property

A rare opportunity to acquire an excellent part refurbished terraced house, requiring completion and therefore offering the scope to create a beautiful bespoke home, which in terms of location, configuration, light, views, and general situation, could be classed as one of the very best of its type in St Albans.

Having undergone partial modernisation the house has been reconfigured to create a new layout which opens the house outwards towards the south-facing garden, the light, and far-reaching views.

Flexibility in spatial arrangement and use allows for future change and for a number of different accommodation options to be realised. All work already undertaken has been done with a concern for the reuse of existing building materials, new elements are complementary to the existing house, while most of the original late Victorian features, including doors, architraves, fireplaces, and hearths have been retained.

Outside

The house sits behind a handsome late Victorian façade, with a town-house style front garden. Passage to one side leads to gated access to a well-proportioned garden at the rear which benefits from a south-facing aspect and lovely leafy views. Well-stocked with small trees, shrubs and plants with fenced boundaries it offers plenty of space for a lawn, more formal planting and, subject to the necessary consents, a detached garden room/home office as well as a paved sun terrace immediately to the rear of the house.





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APPROX. GROSS INTERNAL FLOOR AREA 1223.85 SQ FT / 113.70 SQ M.
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