



77 Verulam Road St Albans, Hertfordshire

STRUTT & PARKER

77 Verulam Road

St Albans, Hertfordshire
AL3 4DJ

A charming Victorian House with private parking

St Albans City Centre ½ mile,
Thameslink station 1 miles,
M25 (junction 21a) 3½ miles,
M1 (junction 6) 4 miles

Entrance hall | Sitting room | Dining
room | Kitchen/breakfast room | Utility
room | Upstairs cloakroom | Master
bedroom with en-suite shower room
Five further bedrooms | Family
bathroom | Shower room | Rear
garden | Off-street parking

The property

77 Verulam Road is a double bay fronted, end of terrace Victorian house of brick construction under a tiled roof. The property has versatile accommodation arranged over 3 principle floors. The ground floor comprises an exceptionally bright open plan kitchen/diner, 2 reception rooms and a deceptively spacious utility room. To the 1st floor are 4 well-proportioned double bedrooms, a family bathroom and an additional WC. On the lower ground floor, there are a further 2 bedrooms with a family shower room. Of particular note are the high ceilings, which is typical of the era of the property and the private parking space which is located to the rear of the property.

Outside

To the front of the house the two bays are enclosed by railings, whilst there is a rare feature of having a separate front door, leading to the utility room. The rear garden is landscaped and is accessed from the hallway on the ground floor. Descending a wooden staircase, the garden provides an entertaining area as well as having a landscaped lawn.

Situation

Verulam Road is situated in the sought after St Albans conservation area to the west of the city centre. The centre of St Albans is within 1/4 mile, whilst the Thameslink train station providing a fast service to Kings Cross, the City and beyond is within a mile. For the road commuter, both the M1 (jct 6) and the M25 (jct 21a) are within 4 miles. The property is also very conveniently located for Verulamium Park, which is a vast open space with a small wood and lake on the site of the old Roman town, which leads to St Albans Abbey.

St Albans continues to be a most enthusiastically sought after location in which to live offering fast communication links to centres of commerce, renowned schooling for all ages and a comprehensive range of social and recreational amenities all within an historic setting.





General

Services: Mains water, electricity, drainage and gas

Directions

From the M25 (junction 21a) proceed north towards St Albans on the A405, at the roundabout by the Noke Hotel, take the first exit (B4630) to Chiswell Green. After about 1 ½ miles you will come to a set of double mini roundabouts go straight across onto St Stephens Hill. At the next roundabout continue across and up to the top of Holywell Hill. At the traffic lights turn left into High Street and follow the road as it bears right, then left and becomes Verulam Road. Number 77 will be found on the left hand side after approximately 1/4 mile.

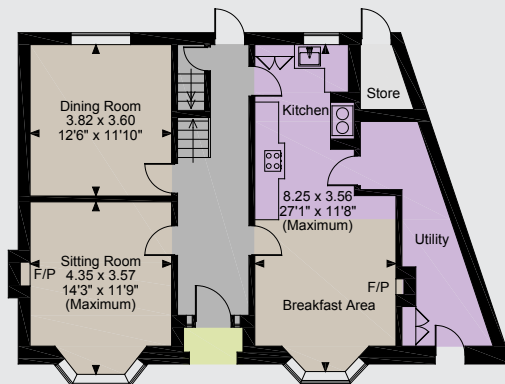




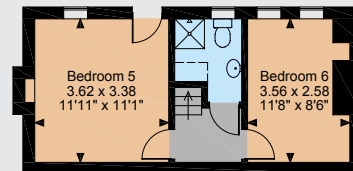
Floorplans

Internal area 1,991 sq ft (185 sq m)

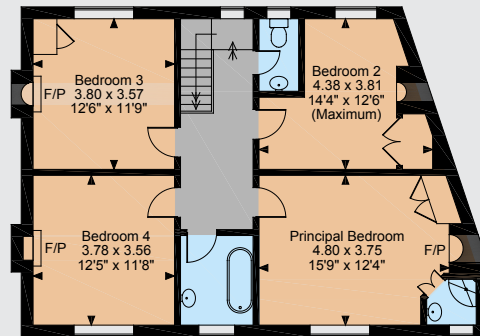
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Ground Floor



Lower Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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