

46 Glenferrie Road, St. Albans, AL1 4JU

Guide price £1,250,000 Freehold

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46 Glenferrie Road

St. Albans, AL1 4JU

A truly outstanding four double bedroom Victorian bay fronted home, comprehensively renovated, tastefully extended and finished to an exceptional standard throughout. Combining period character with stylish contemporary finishes, the property benefits from a superb rear extension, loft conversion, fabulous 80ft rear garden, cedar-clad home office and no onward chain.

The beautifully presented accommodation includes a welcoming entrance hall, impressive bay-fronted lounge with period fireplace and a sociable sitting room leading through to the stunning kitchen/dining room.

Flooded with natural light from a generous roof light and large sliding doors onto the garden, the high-quality Shaker-style kitchen features a central island with breakfast bar, induction hob with downdraft extractor, Butler-style sink with instant hot-water tap and integrated German appliances. A separate utility room and cloakroom/WC complete the ground floor.

The first floor provides three generous double bedrooms, including a wonderful bay-fronted bedroom with period fireplace, together with a beautifully appointed family bathroom. The second floor features the impressive principal bedroom with walk-in and eaves storage, complemented by a luxurious four-piece bathroom with double width shower and contemporary roll top bath.

The extensive renovation includes a brand-new slate roof, repointed brickwork, sympathetic double glazed sash windows, full rewire with Corston sockets and switches, bespoke joinery and Todd internal doors.

Outside, the fabulous 80ft landscaped rear garden features a generous patio, lawn, raised beds and superb cedar-clad garden office with light, power and Wi-Fi.

Glenferrie Road is ideally positioned approximately 0.5 mile from the mainline station, with direct services to St Pancras International, and is conveniently placed for Fleetville's excellent shops, restaurants, parks and highly regarded schools.

























ACCOMMODATION

Porch

Hallway

Cloakroom/W.C.

Lounge
14'6 x 11'9 (4.42m x 3.58m)

Sitting Room
11'4 x 9'7 (3.45m x 2.92m)

Kitchen/Diner
23 x 14'3 (7.01m x 4.34m)

Utility Room

FIRST FLOOR

Landing

Bedroom 2
15'4 x 14'10 (4.67m x 4.52m)

Bedroom 3
11'1 x 9'9 (3.38m x 2.97m)

Bedroom 4
10'5 x 9'3 (3.18m x 2.82m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1
14'3 x 11 (4.34m x 3.35m)

En-Suite

OUTSIDE

Frontage

Rear Garden
80' (24.38m)

Garden Room
12'7 x 11'1 (3.84m x 3.38m)












BISCUITS
SWEETS
LAUNDRY POWDER
WASHING TABLETS








MORRIS





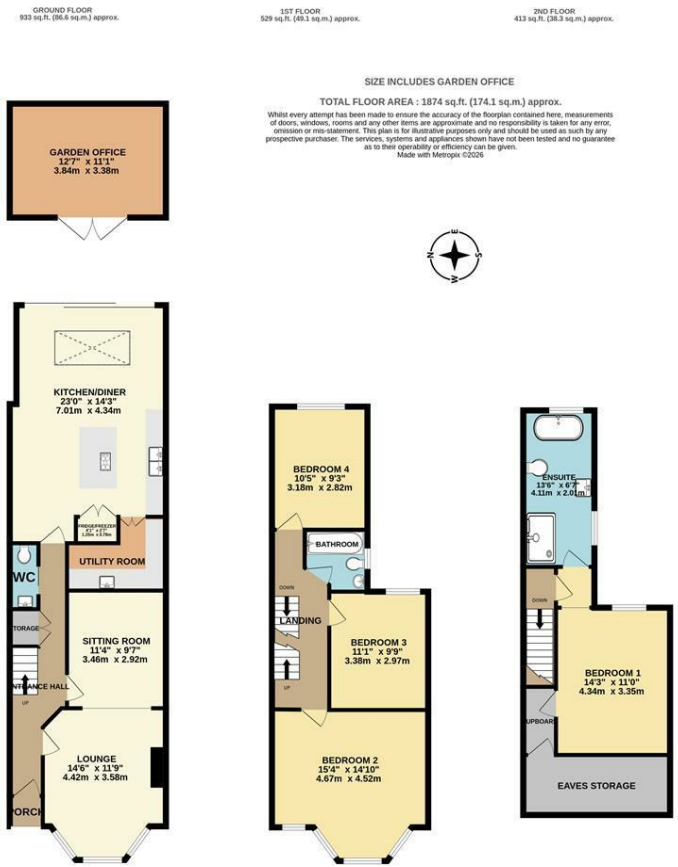

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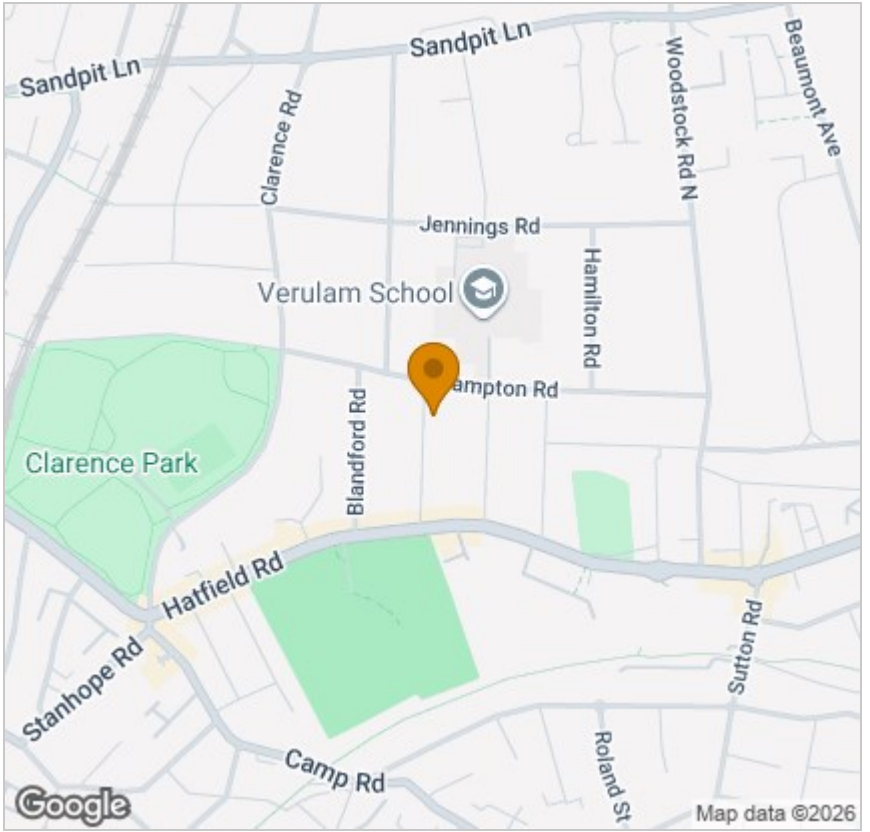

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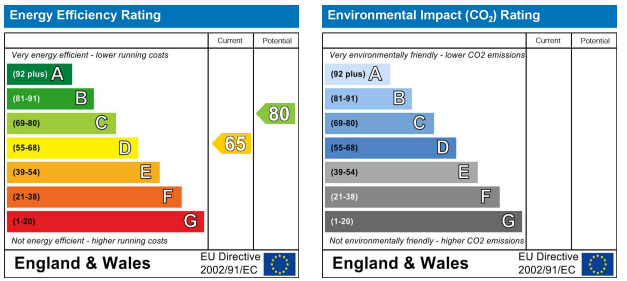
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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