

6 Branch Road, St. Albans, AL2 2LU

Guide price £680,000 Freehold

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Paul Barker ESTATE AGENTS

6 Branch Road

St. Albans, AL2 2LU

An attractive Victorian three double bedroom detached house, located in a quiet cul-de-sac in the popular village of Park Street.

The front door opens into an entrance hall, with a further door leading into the bright, open-plan dual-aspect living area. This includes a spacious lounge with a feature fireplace, a large front-facing window and wooden flooring, flowing through to the dining area. There is also a cosy snug, with sliding doors overlooking the rear garden.

A door connects through to the fitted kitchen, which offers a range of wall and base units and leads to a rear lobby, garden access and a convenient downstairs WC. There is also a door opening into the integral garage.

The first-floor landing provides access to the principal rooms, including the main bedroom with fitted wardrobes and two front-facing windows. There are two further well-proportioned bedrooms and a generous family bathroom with a built-in airing cupboard.

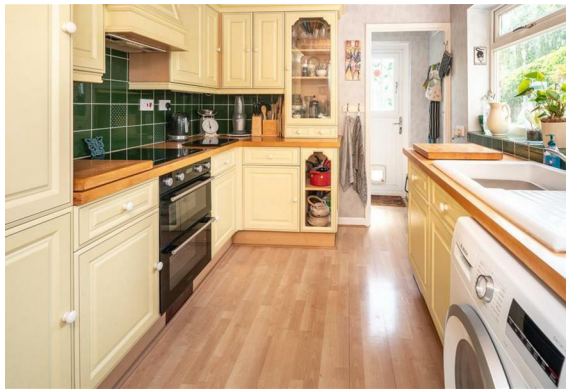
Externally, the property benefits from a pleasant, low-maintenance frontage providing off-street parking. To the rear is a private garden with a block-paved patio area, ideal for entertaining, leading to a lawn with established plants and shrubs to the side, plus a wooden shed to the rear.

Branch Road is a popular residential cul-de-sac in the village of Park Street, close to local shops and services, with easy access to Park Street Primary School, St Albans' vibrant city centre, the M25 and the motorway network. There is also Park Street station running to Watford Junction and beyond.























ACCOMMODATION

Entrance Hall

Kitchen
11'2 x 8'4 (3.40m x 2.54m)

Lounge
16'2 x 13'10 (4.93m x 4.22m)

Dining Area
16'1 x 11'11 (4.90m x 3.63m)

Snug
11'11 x 7'11 (3.63m x 2.41m)

W.C.

FIRST FLOOR

Landing

Bedroom
13'11 x 13'0 (4.24m x 3.96m)

Bedroom
13'11 x 11'0 (4.24m x 3.35m)

Bedroom
11'11 x 10'2 (3.63m x 3.10m)

Bathroom

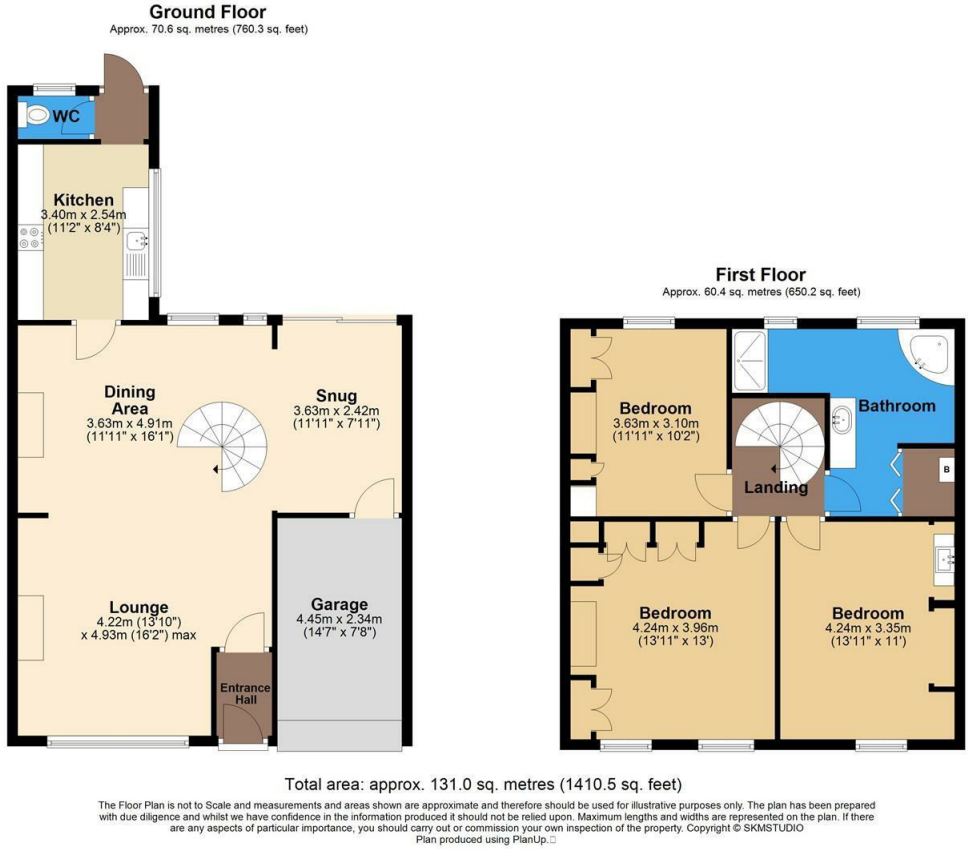
OUTSIDE

Frontage

Rear Garden

Garage
14'7 x 7'8 (4.45m x 2.34m)

Floor Plan



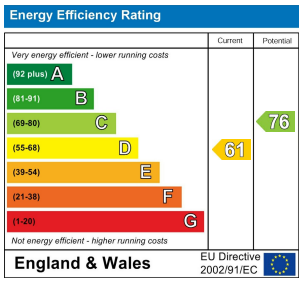
Total area: approx. 131.0 sq. metres (1410.5 sq. feet)

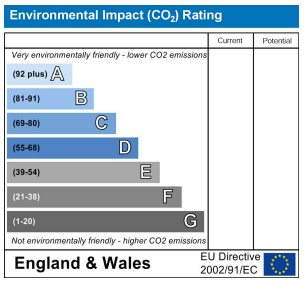
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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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