



32 Arthur Road, St. Albans, AL1 4SZ

Guide price £525,000 Freehold



Paul Barker  
ESTATE AGENTS

## 32 Arthur Road

St. Albans, AL1 4SZ

A beautifully presented Victorian terrace house situated in a quiet close in the highly sought-after area of Fleetville, just moments from local shops, well-regarded schools, and the mainline train station.

The accommodation begins with a part-glazed front door opening into a welcoming lounge featuring a sash window to the front, a charming fireplace, and attractive wooden flooring. An archway leads seamlessly into the sociable dining room, which enjoys views over the rear garden and includes stairs to the first floor.

A doorway leads through to the stylish modern kitchen, fitted with a range of wall and base units and a mix of integrated and freestanding appliances. The kitchen enjoys plenty of natural light from windows to the side and rear, with a door providing access to the delightful west-facing garden.

Upstairs, the first-floor landing gives access to the loft hatch and doors to all rooms. The principal bedroom benefits from a sash window to the front and a built-in fitted wardrobe, while the second bedroom enjoys a pleasant outlook over the rear garden and includes a useful built-in cupboard. The spacious family bathroom features a modern fitted suite comprising a bath, separate shower cubicle, basin, and WC.

Externally, the charming west-facing rear garden offers a paved patio leading to a well-kept lawn, with a garden office at the far end complete with light and power, ideal for home working or creative pursuits.

This attractive period home also offers excellent potential for a loft conversion and rear extension, subject to the usual planning permissions.





## ACCOMMODATION

### Lounge

11 x 11'9 (3.35m x 3.58m)

### Dining Room

11'1 x 11'9 (3.38m x 3.58m)

### Kitchen

12'10 x 7'5 (3.91m x 2.26m)

## FIRST FLOOR

### Bedroom 1

11 x 11'9 (3.35m x 3.58m)

### Bedroom 2

7'10 x 9'1 (2.39m x 2.77m)

### Bathroom

## OUTSIDE

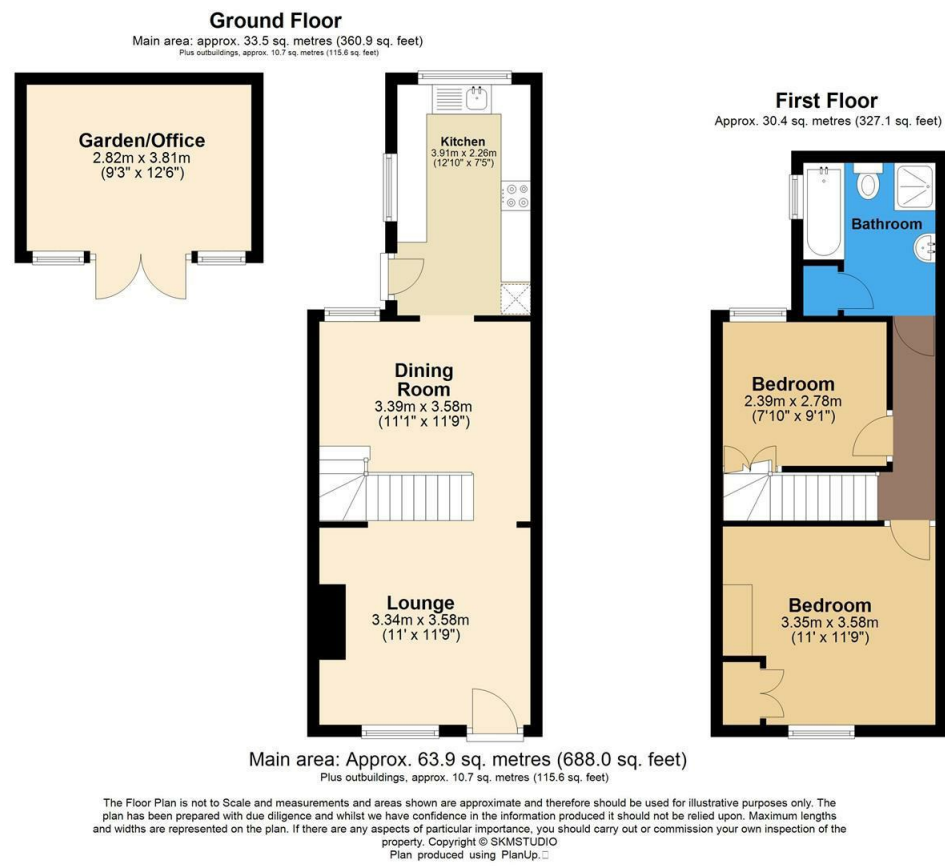
### Rear Garden

### Garden Office

9'3 x 12'6 (2.82m x 3.81m)



Floor Plan

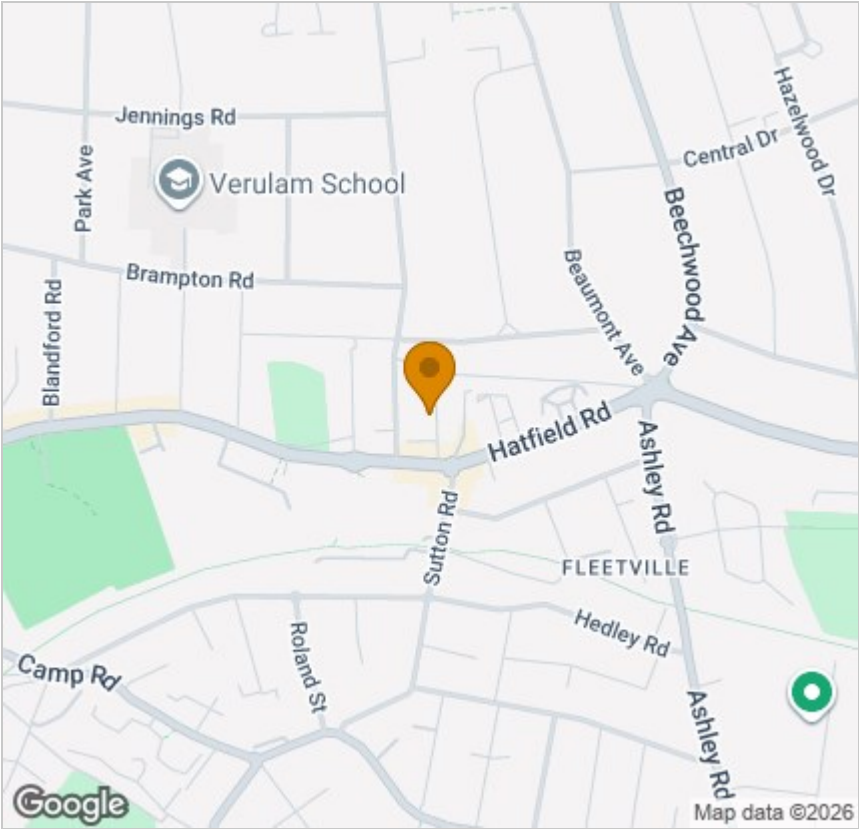


Viewing

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

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Area Map



Energy Efficiency Graph

