



27 Glenferrie Road, St. Albans, AL1 4JT
Guide price £1,150,000 Freehold



27 Glenferrie Road

St. Albans, AL1 4JT

A charming bay-fronted Edwardian semi-detached home, ideally positioned on one of Fleetville's most sought-after roads. The property has been extended to the rear and into the loft, creating spacious and versatile accommodation, and is offered with the added benefit of no onward chain.

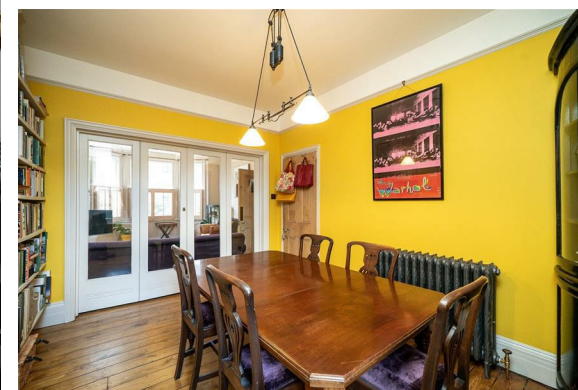
The ground floor opens into a welcoming entrance hall with stairs to the first floor and access to a convenient cloakroom/WC. The front lounge is a cosy and characterful space, featuring a sash bay window with plantation shutters, a feature fireplace, and exposed wooden flooring. Part-glazed folding doors lead through to the dining room, which continues the flooring and enjoys a pleasant outlook over the rear garden.

To the rear, the impressive 24ft kitchen/breakfast room offers a range of fitted wall and base units, complemented by a mix of integrated and freestanding appliances. Windows to the side and bi-fold doors to the rear allow for plenty of natural light and provide direct access to the garden.

The first floor comprises three well-proportioned double bedrooms, all retaining period features such as fireplaces and wooden floorboards, along with a stylish, neutrally finished family bathroom with bath and shower over, WC, and basin. Stairs rise to the second floor, where there is a dual-aspect double bedroom with en-suite shower room and useful eaves storage, as well as an additional loft area with built-in storage.

Externally, the property benefits from an attractive frontage with a low-level brick wall and established planting. The rear garden enjoys a sunny west-facing aspect and features a patio area ideal for entertaining, a lawn with mature trees and shrubs, and a wooden storage shed, with side access leading to the front.

Glenferrie Road is wonderfully located within 0.5 mile of the mainline train station into St Pancras International. Fleetville is a thriving hub of local shops, restaurants, services, two parks and highly sought after primary and senior school





ACCOMMODATION

Entrance Hall

Lounge

15'1 x 12'5 (4.60m x 3.78m)

Dining Room

12'10 x 10'4 (3.91m x 3.15m)

Kitchen/Breakfast Room

24'6 x 11'11 (7.47m x 3.63m)

W.C

FIRST FLOOR

Landing

Bedroom

16'4 x 12'11 (4.98m x 3.94m)

Bedroom

12'10 x 10'5 (3.91m x 3.18m)

Bedroom

11'9 x 10'0 (3.58m x 3.05m)

Bathroom

SECOND FLOOR

Landing

Bedroom

16'0 x 9'3 (4.88m x 2.82m)

En-Suite

Loft Room

18'4 x 8'0 (5.59m x 2.44m)

OUTSIDE

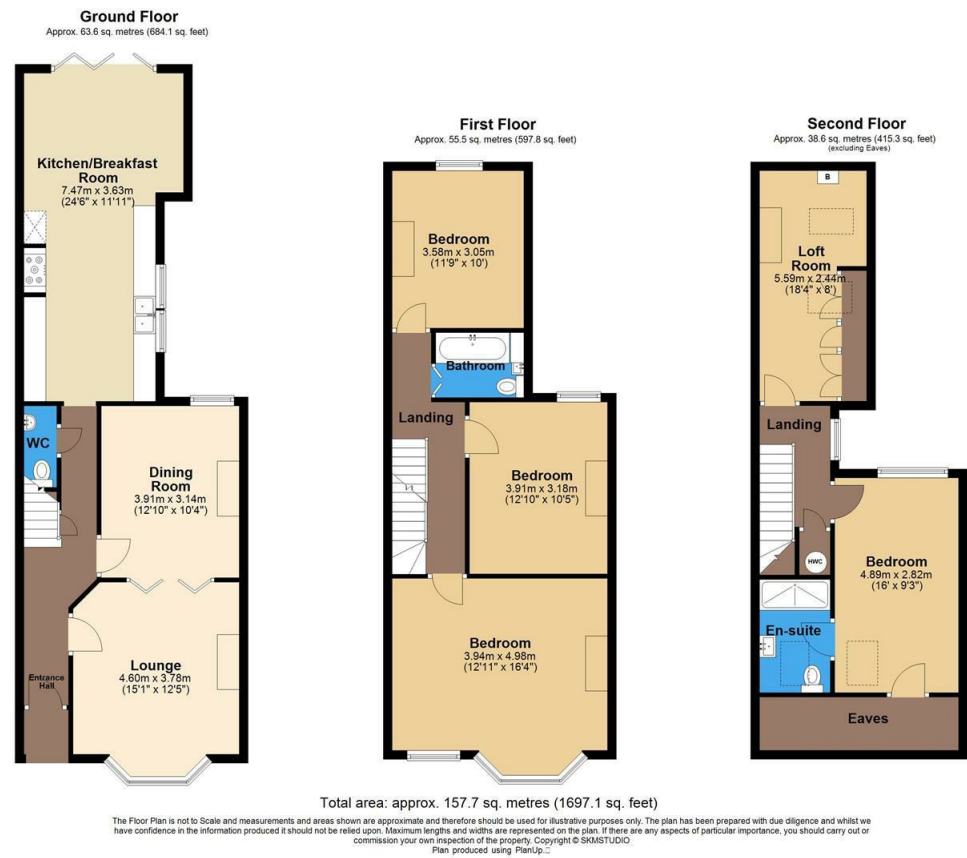
Frontage

Rear Garden

70 (21.34m)



Floor Plan



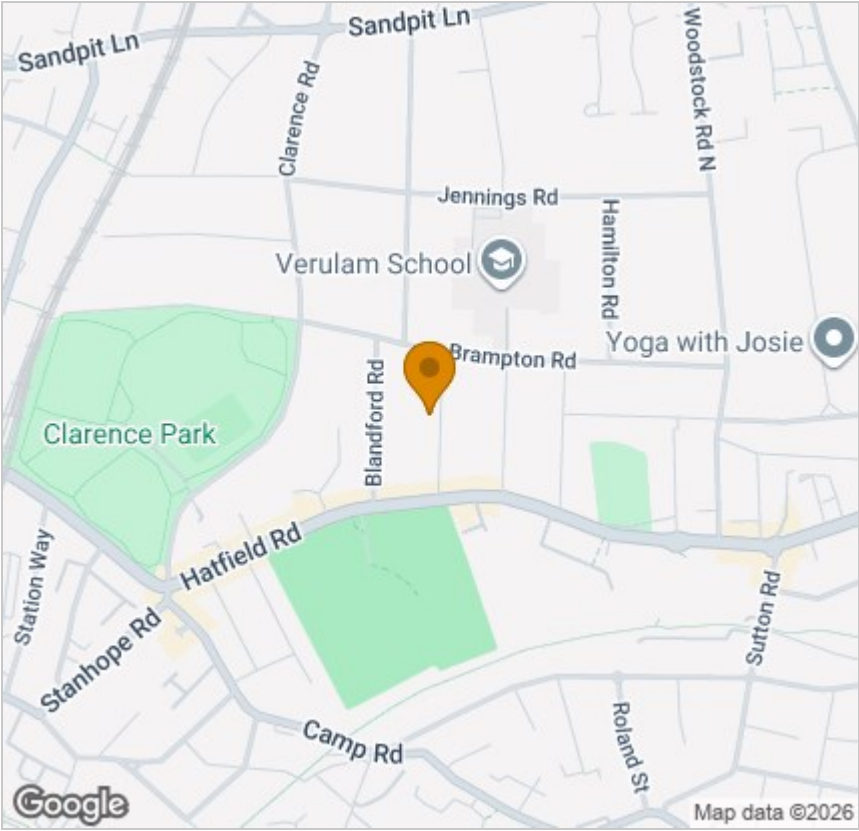
Viewing

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

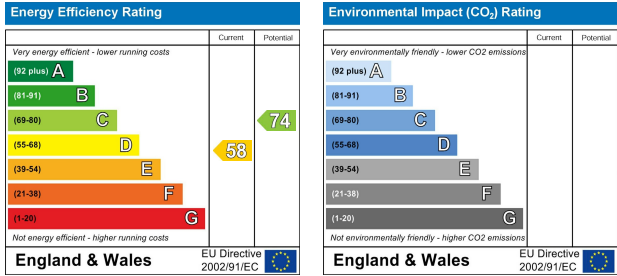
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Area Map



Energy Efficiency Graph



Paul Barker
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