






2 Alma Road
St Albans, Hertfordshire


A handsome semi-detached three-bedroom property with private parking located in a sought-after road


An attractive attached period family home, sensitively combining period features including high ceilings with modern amenities and a wealth of wooden flooring across the ground floor to provide an elegant and practical living and entertaining environment. It is located at the heart of the city centre, within striking distance of local amenities and the station.


**3 RECEPTION ROOMS**


**3/4 BEDROOMS**


**3 BATHROOMS**


**PRIVATE PARKING**

**GARDEN**

**FREEHOLD**

**CITY CENTRE**

**2334 SQ FT**

**GUIDE PRICE £1,750,000**



The property

2 Alma Road is a handsome semi-detached period family home offering more than 2,300 sq ft of light-filled flexible accommodation arranged over four floors. Configured to provide an elegant yet practical living and entertaining environment, this home sensitively blends period features—including high ceilings—with modern amenities and extensive wooden flooring throughout the ground floor.

The accommodation flows seamlessly from a welcoming reception hall and includes a large 27 ft sitting room with a front-aspect bay window, two feature fireplaces, and double doors opening into a spacious 24 ft kitchen/dining room. The kitchen is fitted with a range of contemporary high-gloss wall and base units, complemented by work surfaces, splashbacks, and modern integrated appliances. A neighbouring fitted utility room offers additional storage, a convenient en suite cloakroom, and a door to the garden. The dining area features a wood-burning stove set within a fireplace, space for a sizeable dining table, several skylights, and two sets of

French doors opening onto the terrace, flooding the space with natural light. A concealed staircase from the reception hall leads down to a generous basement area with large front aspect bay window, currently configured as a music room but suitable for a variety of uses. On the first floor the property provides a large 25 ft principal bedroom (which could easily be converted into two separate bedrooms) with exposed wooden flooring and a modern en suite shower room, one further L-shaped double bedroom and a family bathroom with bath and separate shower. The second floor is dedicated to the property's remaining vaulted double bedroom which benefits from fitted storage and a contemporary en suite shower room.

Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached over a low-maintenance paved front garden with a flight of steps leading up to the front door and over a side road through double wooden gates opening to a private block-paved parking area to the rear. The walled



garden is laid mainly to lawn bordered by mature shrubs and features a generous paved side terrace off the kitchen/dining room, ideal for entertaining and alfresco dining.

Location

The property is set in a popular and convenient location just to the south of the city, within very easy reach (0.5 mile) of the mainline station with its fast through services via St Pancras International to the City, Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to the airports at Heathrow, Luton and Stansted. The city centre with its wealth of amenities including quality shopping, restaurants, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park.



Distances

- Hatfield 7.5 miles
- Harpenden 5.3 miles
- London Luton Airport 11.8 miles

Nearby Stations

- St Albans City
- St Albans Abbey
- Park Street
- How Wood

Key Locations

- St Albans Cathedral (St Albans Abbey)
- Verulamium Park
- Verulamium Museum
- Roman Theatre of Verulamium
- St Albans Clock Tower
- St Albans Museum + Gallery
- Ye Olde Fighting Cocks (historic pub)
- Heartwood Forest
- Batchwood Hall and Golf Course
- Clarence Park

Nearby Schools

- Fleetville Infant & Nursery School
- Cunningham Hill Infant School
- Cunningham Hill Junior School
- Beaumont School
- Loreto College
- St Albans High School for Girls
- St Albans School
- The Haberdashers' Boys' School
- Manor Lodge School
- The Haberdashers' Girls' School





Floorplans

Main House internal area 2,334 sq ft (217 sq m)

Total internal area 2,334 sq ft (217 sq m)

For identification purposes only.

Directions

AL1 3BT

what3words: ///

press.term.active - brings you to the driveway

General

Local Authority: St Albans City and District Council

Services: Gas, Electricity, mains water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

St Albans

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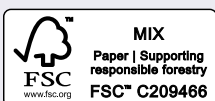


The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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