



Old London Road, St. Albans

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9 Old London Road St. Albans AL1 1QE

An impressive period townhouse, located moments from St. Albans city centre

St. Albans city centre 0.3 miles, St. Albans City mainline station 0.6 miles (19 minutes to London St. Pancras), M25 (Jct 21A) 3.0 miles

Reception hall | Sitting room
Dining room | Kitchen | Cloakroom
4 Bedrooms | Study | Family
bathroom | Store | Cellar | Gardens
EPC rating E

The property

9 Old London Road is a handsome period townhouse, that features an attractive rendered façade and splendid sash windows, while inside there is flexible accommodation arranged across four levels, including a cellar with potential for conversion.

The ground floor has a beautifully presented sitting room at the front, with a fireplace and built-in shelving. Further back there is a formal dining room and a well-equipped kitchen with fitted units to base and wall level, an integrated oven and hob, and space for all the necessary household appliances.

On the first floor there is a generous principal bedroom with built-in storage, a single bedroom, a study, which could be used as a further single bedroom if required, and a large family bathroom with an over-bath shower. On the second floor there are two double bedrooms and a large storage room. The cellar provides additional useful storage space, and the potential for conversion into additional living accommodation, subject to the necessary consents.



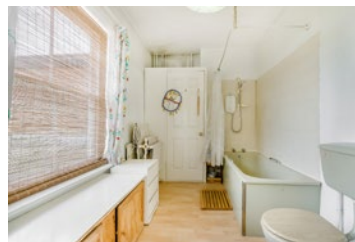


Outside

At the front of the property there is an area of lawn, mature trees and a pathway leading to the front entrance. Parking is available on-street along Old London Road via a resident permit scheme. The walled rear garden has paved terracing, an area of lawn and raised border beds, as well as a shed for garden storage. There is also gated access at the rear, onto a passageway that leads to Watson's Walk.

Location

The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernard's Heath and Verulamium Park.



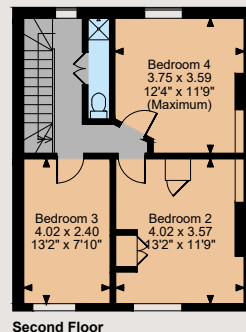
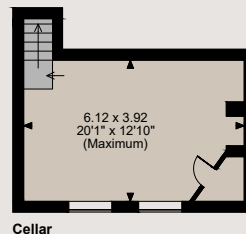
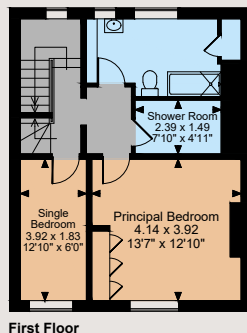
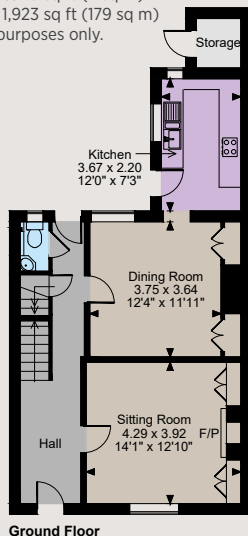
Floorplans

Main House internal area 1,905 sq ft (177 sq m)

Storage internal area 18 sq ft (2 sq m)

Total internal area 1,923 sq ft (179 sq m)

For identification purposes only.



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

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General

Local Authority: St. Albans City and District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band F

Tenure: Freehold

Fixed Price: £970,000

St Albans

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