



51 Ramsbury Road
St Albans, Hertfordshire

A semi-detached four bedroom period property located in a sought-after central location

A handsome family home, sensitively combining a wealth of period features with quality fixtures and fittings, exposed wooden flooring and elegant neutral décor throughout. It is in a desirable no-through road at the heart of the city centre, within walking distance of its amenities and the mainline station.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



RESIDENT PARKING PERMITS



GARDEN



FREEHOLD



CITY CENTRE



1695 SQ FT



GUIDE PRICE £1,350,000



The property

51 Ramsbury Road is a semi-detached family home offering almost 1,700 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide a practical and cohesive family and entertaining environment, the property sensitively combines modern amenities, elegant neutral décor and a wealth of exposed wooden flooring throughout with period features including sash glazing, high ceilings with some fine cornicing and original fireplaces throughout.

The accommodation flows from a welcoming reception hall with a useful cloakroom. It comprises an open-plan sitting and dining room, both areas accessible from the hall. The sitting room has a large front aspect bay window and both rooms have feature cast iron fireplaces, in the sitting room flanked on each side by bespoke storage. Doors from the dining room and hallway open to a split-level kitchen/dining/family room. The kitchen has a range of contemporary wall and base units, a large central island with breakfast

bar, complementary work surfaces and splashbacks and modern integrated appliances including a wine chiller. A step leads down to a dual aspect dining/family room, configurable to the purchaser's own requirements, bi-fold doors to the rear terrace and Velux glazing throughout flooding the whole area with natural light.

Stairs rise from the reception hall to a spacious split-level first floor landing. It gives access to a principal bedroom with a large front aspect bay window, fitted storage and a feature fireplace and to two further double bedrooms and a modern family bathroom with a corner fireplace, freestanding bath and separate shower enclosure. The vaulted second floor houses the property's remaining double bedroom, which benefits from built-in storage, together with a contemporary family shower/wet room, Velux glazing throughout providing plenty of natural light.



Outside

Set behind low-level walling topped by iron railings and hedging and having plenty of kerb appeal, the property is approached over a low-maintenance paved front garden and a quarry-tiled path leading to the storm porch which has original tiled flooring. The enclosed garden to the rear faces south-west and is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features a path to a part-concreted sitting and dining area at the end of the garden together with a generous raised paved terrace off the dining/family room, the whole ideal for entertaining and al fresco dining.

Location

St Albans' historic city centre has attractive streets, a marketplace and precincts offering independent retailers, major stores, bars, cafés, pubs and restaurants, together with a wide range of leisure, cultural and sporting venues including a community gym, swimming pool, bowls and tennis club and golf course.

The city has numerous green spaces, including Verulamium Park, Clarence Park, Bernards Heath, Cunningham Hill, The Wick and Heartwood Forest.

Transportation links are excellent: the M25, M1 and A1(M) give access to major regional centres, the motorway network, London and its airports, and the mainline station (0.5 mile) offers fast through services via St Pancras International to the City (19 minutes), Gatwick and beyond.



Distances

- Harpenden 5.3 miles
- Hatfield 6.3 miles
- Hemel Hempstead 6.7 miles
- Welwyn Garden City 7.5 miles

Nearby Stations

- St. Albans City
- St. Albans Abbey
- Park Street
- How wood
- Bricket Wood
- Harpenden

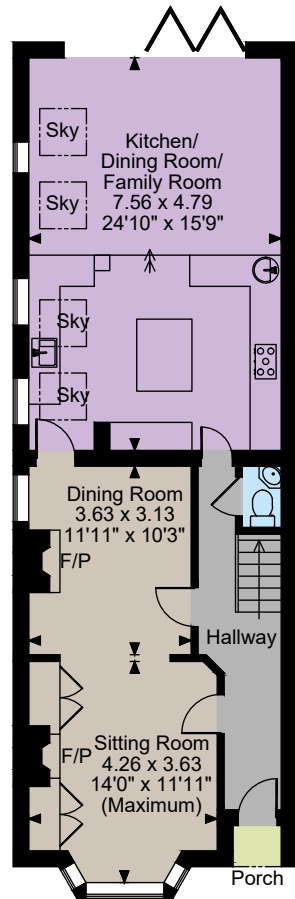
Key Locations

- Verulamium Park
- University of Hertfordshire (Hatfield)
- Knebworth House
- Whipsnade Zoo
- Chilterns National Landscape

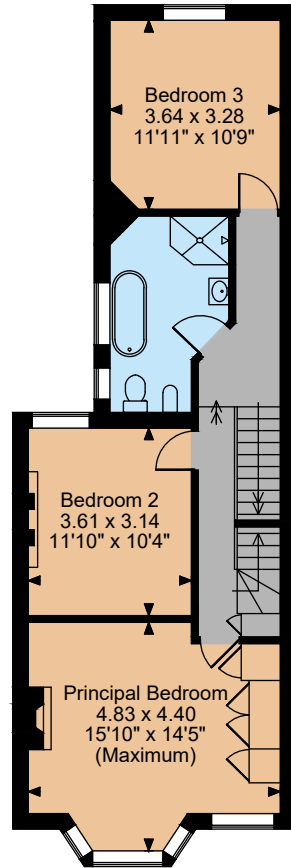
Nearby Schools

- Cunningham Hill Infant and Junior Schools
- St Albans
- St Columba's College
- Loreto College
- Maple Primary School
- Verulam School
- St Albans High School for Girls
- St Alban & St Stephen Catholic Primary School & Nursery
- St. Albans Independent College
- Bernards Heath Infant and Nursery School
- Fleetville Junior School
- Fleetville Infant and Nursery School

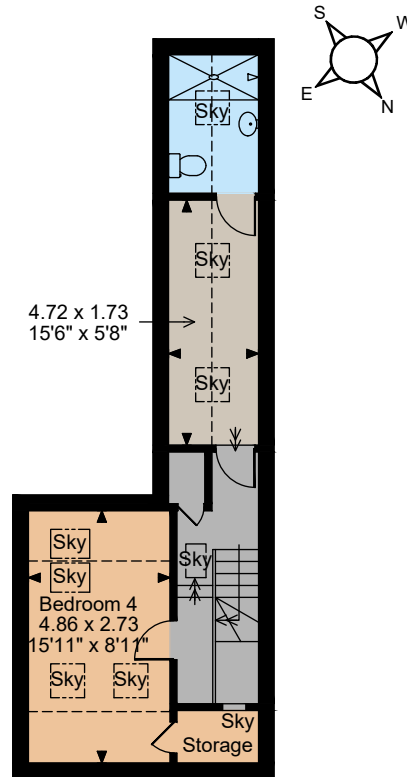




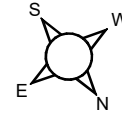
Ground Floor



First Floor



Second Floor



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

□□□ Denotes restricted head height

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Floorplans

House internal area 1,695 sq ft (158 sq m)

For identification purposes only.

Directions

AL1 1SN

what3words: ///tennis.pump.desire - brings you to the property

General

Local Authority: St Albans City and District Council

Services: Electricity, gas, 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

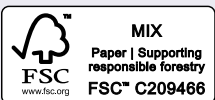
St Albans

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