 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 On-Street Parking

 EPC Band D

Leasehold

Council Tax Band:  
C £2,006.35 (2025/2026)

Local Authority:  
St Albans City & District Council





Lovely 1st-floor 2-bed maisonette with private garden, centrally located, a short walk to mainline station.

### Description

Occupying an elevated position at the end of the cul-de-sac, this immaculately presented property features a private side entrance and stairs leading to a spacious landing. The bright reception room at the front is generously sized with ample space for living and dining, and a large bay window provides natural light. The dual aspect kitchen at the rear is well-designed, with plenty of work surfaces and integrated appliances. The landing also leads to a smart bathroom with bath, wash basin, and WC. Both bedrooms are double-sized, with fitted storage in the rear room. The front bedroom serves well as a home office and guest room. A large loft offers excellent additional storage and potential for conversion, subject to consents. The maisonette boasts a private garden with a large lawn, planted beds, and a raised seating area. Mature trees offer privacy and a pleasant outlook.

### Location

Kenton Gardens, located off London Road, is conveniently near the city centre and its many amenities. With the Odyssey cinema nearby and St Albans City Station just a short walk away, residents enjoy quick and regular rail links into central London.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



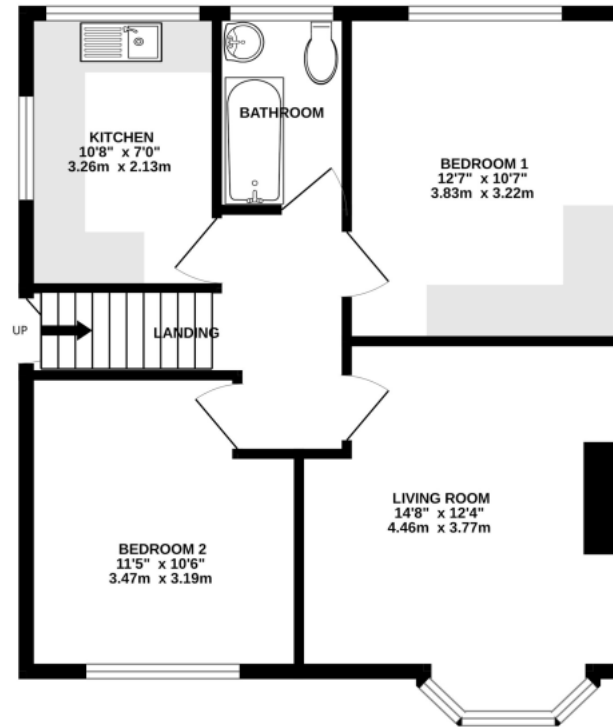












This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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