



3 Bedrooms



1 Bathroom



1 Reception



South-Facing



Off-Street Parking



EPC Band D

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Freehold

Council Tax Band:

E £2,758.72 (2025/2026)

Local Authority:

St Albans City & District Council



Rare chance to acquire a 3-bed home in a popular location with complete onward chain and off-street parking.

### Description

Situated on the popular Verulam Road in St Albans, this three-bedroom home boasts flexible accommodation over two floors, with views of the Brickie. The ground floor features an impressive open-plan sitting and dining room with large windows providing a bright and versatile living space, ideal for family life and entertaining. The fitted kitchen flows into a sunroom with stunning garden views, perfect for informal dining or as an additional reception area. Upstairs, find three bedrooms, including two generous doubles and a versatile third room. A family bathroom is accessed from the central landing. Externally, enjoy off-street parking and a 90ft south-facing garden. This practical layout suits a wide range of buyers, from growing families to professionals. Conveniently located near St Albans city centre, schools, transport links, and amenities, this home offers an excellent opportunity on a sought-after road.

### Location

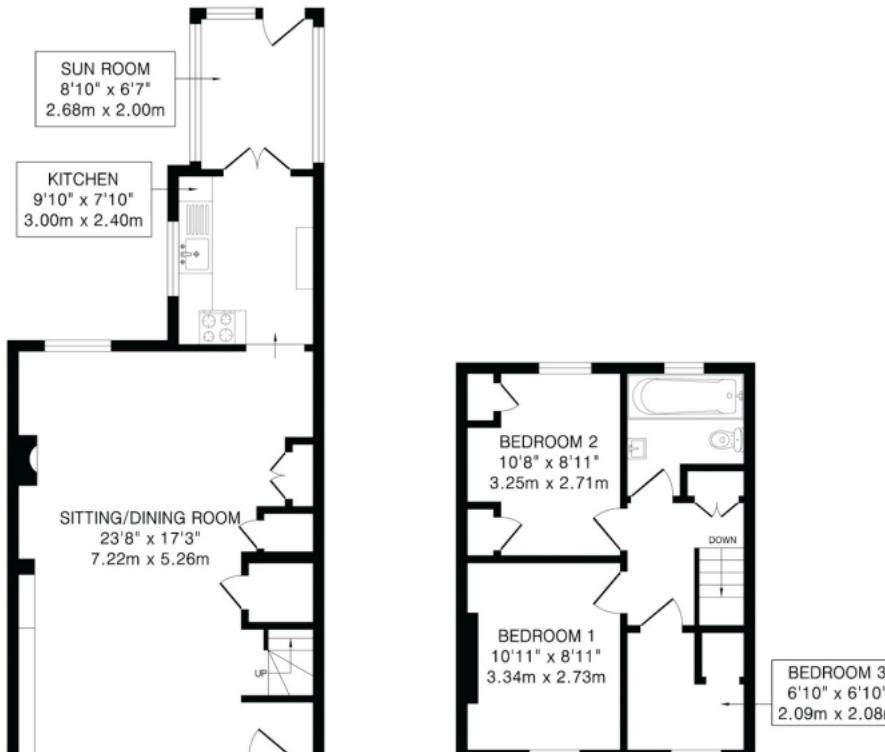
Verulam Road, Abbey Conservation Area: Ideal location for St Albans' shops, bars, and restaurants. Walking distance to Verulamium Park and mainline station.



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.







Ground Floor  
550 sq.ft.(51.1 sq.m)approx.

First Floor  
357 sq.ft.(33.1 sq.m)approx.

**TOTAL FLOOR AREA: 907 sq.ft.(84.2 sq.m)approx.**

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.