

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 On-Street Parking

 EPC Band E

Freehold

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



 **ashtons**
for life's great moves

Lower Paxton Road, St Albans, AL1 1PG
Guide price of £750,000

A stunning three bedroom end-of-terrace home situated in a quiet cul-de-sac within close walking distance to all city centre amenities and St Albans City station.

Description

Located on Lower Paxton Road, this charming three-bedroom home offers space, convenience, and potential. The ground floor features a welcoming entrance hall with Victorian-style floor tiles, a bright lounge, and a generous dining room with direct access to a practical kitchen. Upstairs, there are two well-sized bedrooms and a single bedroom, ideal for family living or a home office. A recently refitted bathroom features stylish brass fittings. Externally, the home offers on-street parking and a spacious rear garden, ideal for summer BBQs or future extensions (subject to planning permission). The location is a quiet haven, less than a ten-minute walk from both the station and city centre. It's close to the Odyssey Cinema, River Ver Trail, and Verulamium Park. The community is strong, with a street WhatsApp group and an annual street party. The vendors have cherished the location, friendships, and memories made and look forward to the next owners enjoying the fantastic community.

Location

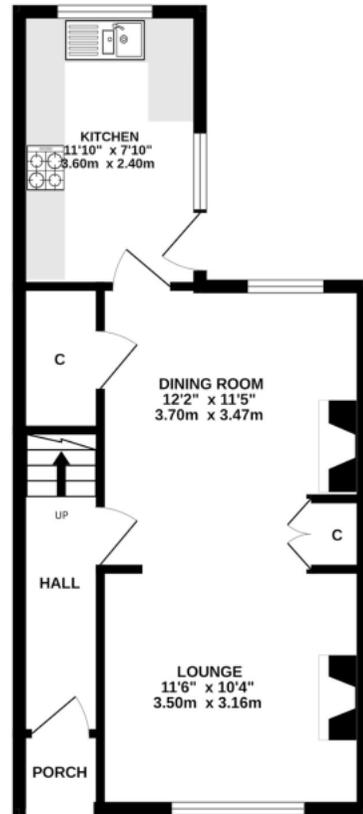
Perfectly positioned within close walking distance of the city centre and mainline stations, this property combines suburban tranquillity with superb connectivity, making it an ideal choice for commuters and families alike.



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
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is 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.