



5 bedrooms



3 bathrooms



3 receptions



South-Facing



Off-Street Parking



EPC Band D

Freehold

Council Tax Band:
F £3,260.30 (2025/2026)

Local Authority:
St Albans City & District Council



Rare three-storey Victorian semi with parking, near mainline station and top schools.

Description

This imposing property spans three floors, blending original features with contemporary additions. Steps lead to the front door, opening into a spacious hallway. The large reception room features an original fireplace and sash windows. A snug area leads to a modern kitchen with ample storage, connected to an elegant dining room. At the rear, discover a large utility space, tool shed, and WC. The decor enhances the property's character throughout the first floor, hosting four double bedrooms, a single bedroom, a stylish ensuite, and a family bathroom with separate WC. The loft has been transformed into a grandiose fifth bedroom with a modern ensuite. Features include beautiful wooden sash windows and original fireplaces. A generous south-facing garden and parking for one car are found off Orient Close. This charming home suits buyers seeking an older property in a convenient location with potential to extend and renovate (STPP).

Location

Approach Road is an attractive residential street near St Albans mainline station, popular with young professionals, families, and commuters.

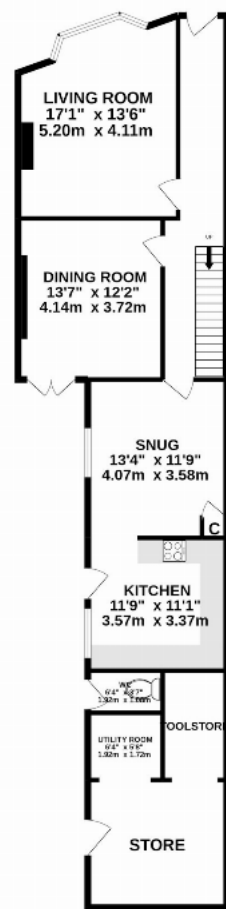
Buyers Information

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.

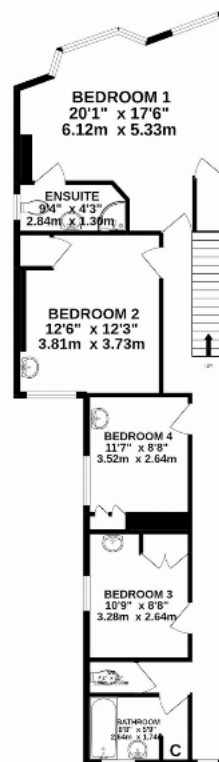




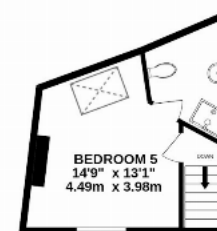




GROUND FLOOR
1034 sq.ft. (96.2 sq.m.) approx.



FIRST FLOOR
872 sq.ft. (80.6 sq.m.) approx.



LOFT
245 sq.ft. (22.7 sq.m.) approx.

TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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.