



2 bedrooms



1 bathroom



1 reception



Private Garden



Off-Street Parking



EPC Band B

Freehold

Council Tax Band:  
D £2,257.13 (25/26)

Local Authority:  
St Albans District Council





End of terrace home in St. Albans with no onward chain, 2 double bedrooms, off street parking, and private rear garden.

### Description

This two-bedroom property occupies an end of terrace position in a convenient location just over a mile from the mainline station. The block paved driveway at the front provides off-street parking. Entering through the front door, you're greeted by an impressive reception room with large rooflights and glazed double doors leading to the garden. This flows into the kitchen/dining room, featuring modern integrated appliances, a breakfast bar, and space for a dining table. The first-floor landing, enhanced by a large Velux window, floods the area with natural light. Both bedrooms comfortably fit a double bed, and the fully tiled family bathroom includes a bath/shower combo, w/c, hand wash basin, and front aspect window. The charming rear garden offers a decked seating area for entertaining, a lawn, and flower beds along the borders, with beautiful Birch trees on the boundary.

### Location

Located at the end of Wellington Rd, this property is a short walk from St Albans City Station with fast London links. Fleetville's amenities and schools are nearby, and St Albans is easily accessible.



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.

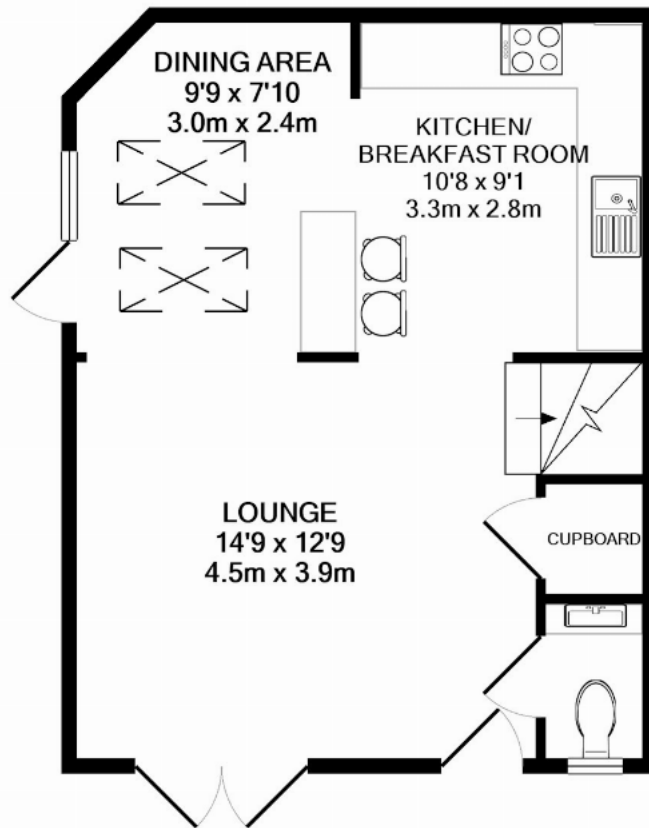




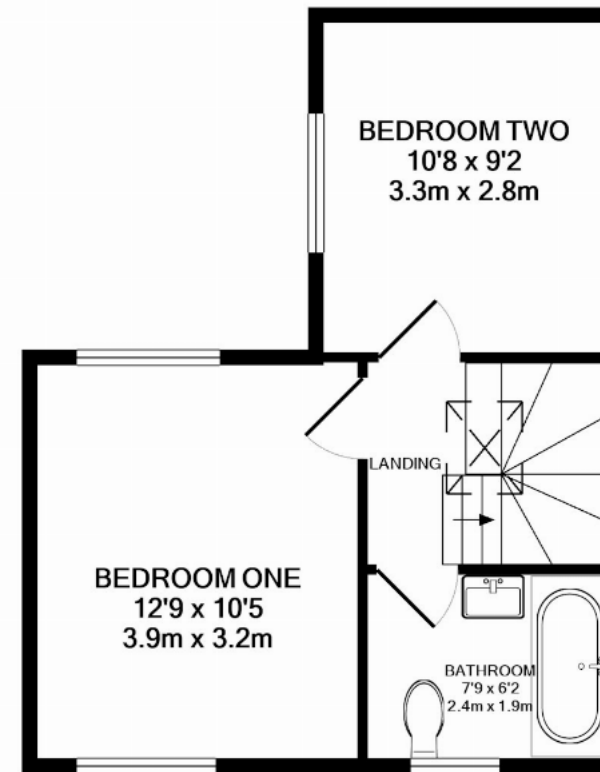








GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 SQ.M.)

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.