



Liverpool Road, St. Albans



DAVID CHADWICK  
ST ALBANS



## 27 Liverpool Road, St. Albans, AL1 3UN

Storm porch | Entrance-hall | Through sitting/dining room | Kitchen/breakfast room | Basement room | Three bedrooms | Family bathroom | En-suite shower room | Gardens | Freehold | EPC band C | Council tax band E £2,396.73

### The Property

Is an excellent Victorian terraced townhouse situated in a highly sought-after cul-de-sac in a very central location within easy reach of the city centre, both stations, excellent schools and extensive local amenities including the Abbey, Clarence Park, Westminster Lodge, and the Odyssey. In recent years the house has been greatly improved and enlarged and now offers light and spacious accommodation over four floors. To the ground floor, steps rise from the front garden to a storm porch and entrance hall,

leading to a spacious through sitting/dining room which leads to an extended kitchen/breakfast room leading to the garden at the rear. To the lower ground floor is a useful basement room with a window, it provides useful storage space and the scope for conversion into an additional reception room, home office or a further bedroom, subject to the usual consents. To the first floor are two very generous double bedrooms and a stylishly appointed family bathroom, while to the second floor a fabulous loft conversion, incorporating a large rear dormer, creates a generous third bedroom with en-suite shower room.

### Outside

The house sits behind a handsome bay fronted brick-built façade with a smart town house style garden. Gated passage to one side leads to the garden at the rear, which is laid mainly to lawn, with an enviable westerly aspect,





LIVERPOOL ROAD, AL1

APPROX. GROSS INTERNAL FLOOR AREA 1397.28 SQ FT / 129.81 SQ M. INC. CELLAR  
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DAVID CHADWICK  
ST ALBANS

david@davidchadwickstalbans.com  
 Mobile 07859 768597  
 Office 01727 857165

davidchadwickstalbans.com