



2 Bedrooms



1 Bathroom



1 Reception Room



Off-Street Parking



South Facing



EPC Band C

Council Tax  
Band: C £1,915.66  
(2024/2025)

Local Authority  
St Albans City & District  
Council

Tenure: Leasehold, 189 years  
from 1<sup>st</sup> April 1975

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**Kenton Gardens, St. Albans, AL1 1JS**  
**Guide Price £395,000 Leasehold**

## Kenton Gardens, St. Albans

A well presented two double bedroom first floor maisonette with a private rear garden and off-street parking, situated just a short walk from the City centre and mainline railway station.

- 🏡 Beautifully Presented First Floor Maisonette
- 🏡 Spacious Living Room
- 🏡 Two Double Bedrooms
- 🏡 Modern Kitchen/Dining Room
- 🏡 Off-Street Parking for Two Vehicles
- 🏡 Private South-Facing Rear Garden
- 🏡 Close to St Albans City Centre & Mainline Station

### Description

Upon entering the front door, you walk into a hallway with stairs that lead to the first-floor landing. From the landing you have doors off to all rooms. To the front you have two double bedrooms, the second bedroom boasting a lovely bay window. To the rear you have a large, light, and airy living room with an additional space for a study area or dining table.

The well-proportioned kitchen/ dining room has a great range of fitted units and enjoys a dual aspect position. Finishing the accommodation is the fitted bathroom with a neutral three-piece suite.

Externally you have a low maintenance, sunny private garden which is accessed via a right of way through the ground floor maisonette's garden and enjoys the benefit of a spacious summer house, perfect for a home office. To the front there is a driveway with off- street parking.

### Location

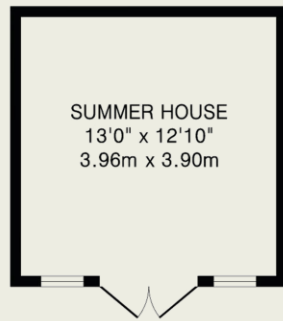
Kenton Gardens is situated just off London Road and is within easy access to both the city centre and mainline railway station, which offers a fast and efficient rail service into St. Pancras railway station.



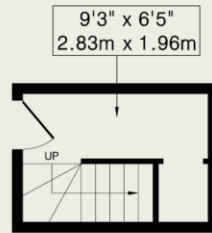


**Important Information**

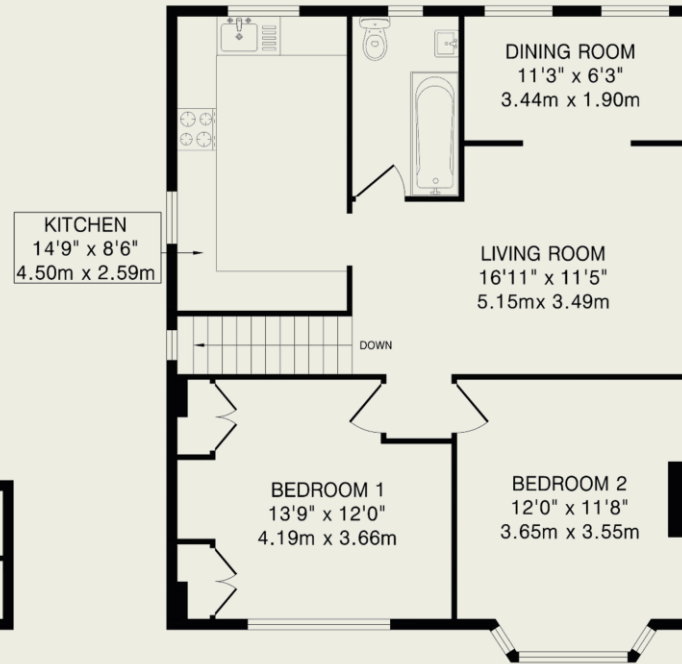
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Outbuilding  
166 sq.ft.(15.4 sq.m)approx.



Ground Floor  
60 sq.ft.(5.5 sq.m)approx.



First Floor  
786 sq.ft.(73.0 sq.m)approx.

TOTAL FLOOR AREA: 1012 sq.ft.(93.9 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.