



185 Verulam Road, St Albans

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BNP PARIBAS GROUP



# 185 Verulam Road, St Albans, AL3 4DR

A double fronted end-terrace property with self-contained annexe located in one of the city's most prestigious roads.

St. Albans Abbey station 1.1 miles (London Euston 37 minutes, London St. Pancras International 56 minutes), St. Albans City station 1.3 miles (London St. Pancras International 19 minutes), Harpenden 5.2 miles, Welwyn Garden City 8.4 miles, M25 (Jct. 21A) 3.9 miles, M1 (Jct. 6) 4.6 miles, London Luton Airport 10.9 miles, London Heathrow Airport 26.4 miles

Reception hall | Drawing room | Sitting room  
Dining room | Conservatory | Kitchen/breakfast room | Utility room | Boiler room | Cinema/games room | Cloakroom | 4 Bedrooms  
3 Bathrooms | Garden | Carport Outbuilding with garage, office and annexe with bathroom  
EPC Rating E

## The property

185 Verulam Road is a handsome double-fronted period family home offering more than 3,400 sq. ft. of sensitively modernised accommodation arranged over three floors and with the benefit of a self-contained annexe. Retained period features include sash windows, high ceilings with fine cornicing and some exposed wooden flooring and original fireplaces.

Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming through reception hall with a door to the rear. It comprises a large drawing room with feature fireplace and French doors to the rear terrace, a generous sitting room with front aspect bay window and a cast iron open fireplace, a well-

proportioned family room with bespoke storage and an extensive 29 ft. kitchen/breakfast room with a range of wall and base units and modern integrated appliances. Adjacent is a vaulted conservatory with French doors to the terrace and a door to the carport, which in turn gives access to an outbuilding comprising an office, garage and vaulted first floor annexe over with a modern bathroom.

On the lower ground floor there is a large store with en suite cloakroom and French doors to the garden, suitable for a variety of uses, and neighbouring utility and boiler rooms.

On the first floor the property provides a spacious principal bedroom with feature fireplace, fitted dressing area and modern en suite bathroom, three further double bedrooms, a family bathroom and a separate family shower room.

## Outside

Occupying a prominent corner spot and having plenty of kerb appeal, the property is approached over a low maintenance front garden screened by low-level walling topped by mature hedging, the carport and inter-connecting outbuilding with garage and annexe accessible from Branch Road. The rear garden is laid mainly to lawn bordered by shrub beds and specimen trees and features a paved terrace, ideal for entertaining and al fresco dining.

## Location

The property is located at the heart of the Cathedral Quarter in the old conservation area and within very easy reach of the city centre, with its wealth of amenities including shopping and leisure activities, Verulamium Park, The Abbey, St. Michael's Village and very well-regarded local schools. The mainline station, with its fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The area offers a good selection of independent







Floorplans  
 Main House internal area 3,420 sq ft (318 sq m)  
 Garage internal area 195 sq ft (18 sq m)  
 Annexe internal area 331 sq ft (31 sq m)  
 Total internal area 3,946 sq ft (367 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height



**General**

**Local Authority:** St Albans District Council  
**Services:** Mains electricity, gas, water and drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,750,000

**St Albans**

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