





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 interconnecting 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





















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

15 London Road, St Albans, AL1 1LA

01727 840285

stalbans@struttandparker.com struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Nov 2024. Particulars prepared Nov 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8599416/NJD







Over 50 offices across England and Scotland, including Prime Central London





