





**A BEAUTIFULLY presented VICTORIAN VILLA positioned on a no through road in the heart of St. Albans city centre offering FOUR FLOORS of modern, versatile living accommodation, yet maintaining the property's ORIGINAL PERIOD FEATURES.**

**Guide Price: £875,000**

This charming period home offers well-presented accommodation arranged over four floors and brief, comprises an entrance hall, spacious through lounge/diner, kitchen, useable basement room, three bedrooms with a family bathroom to the first floor, and a spacious main bedroom with en-suite and dressing area to the top floor. The property offers a secluded rear garden enjoying a westerly aspect. Liverpool Road is a no through road and falls within the residents permit parking scheme and is positioned within a short walk to St. Albans Thameslink station and all city centre amenities.

EPC Rating: D 64  
Council Tax Band: E





Entrance Hall

Living Room 4.33m x 3.42m (14'2" x 11'3").

Dining Room 4.50m x 3.65m (14'9" x 12').

Kitchen 4.27m x 2.40m (14' x 7'10").

Basement 4.50m x 4.33m (14'9" x 14'2").

Bedroom 2 3.65m x 3.34m (12' x 10'11").

Bedroom 3 3.75m x 3.14m (12'4" x 10'4").

Bedroom 4 2.77m x 1.83m (9'1" x 6').

Bathroom

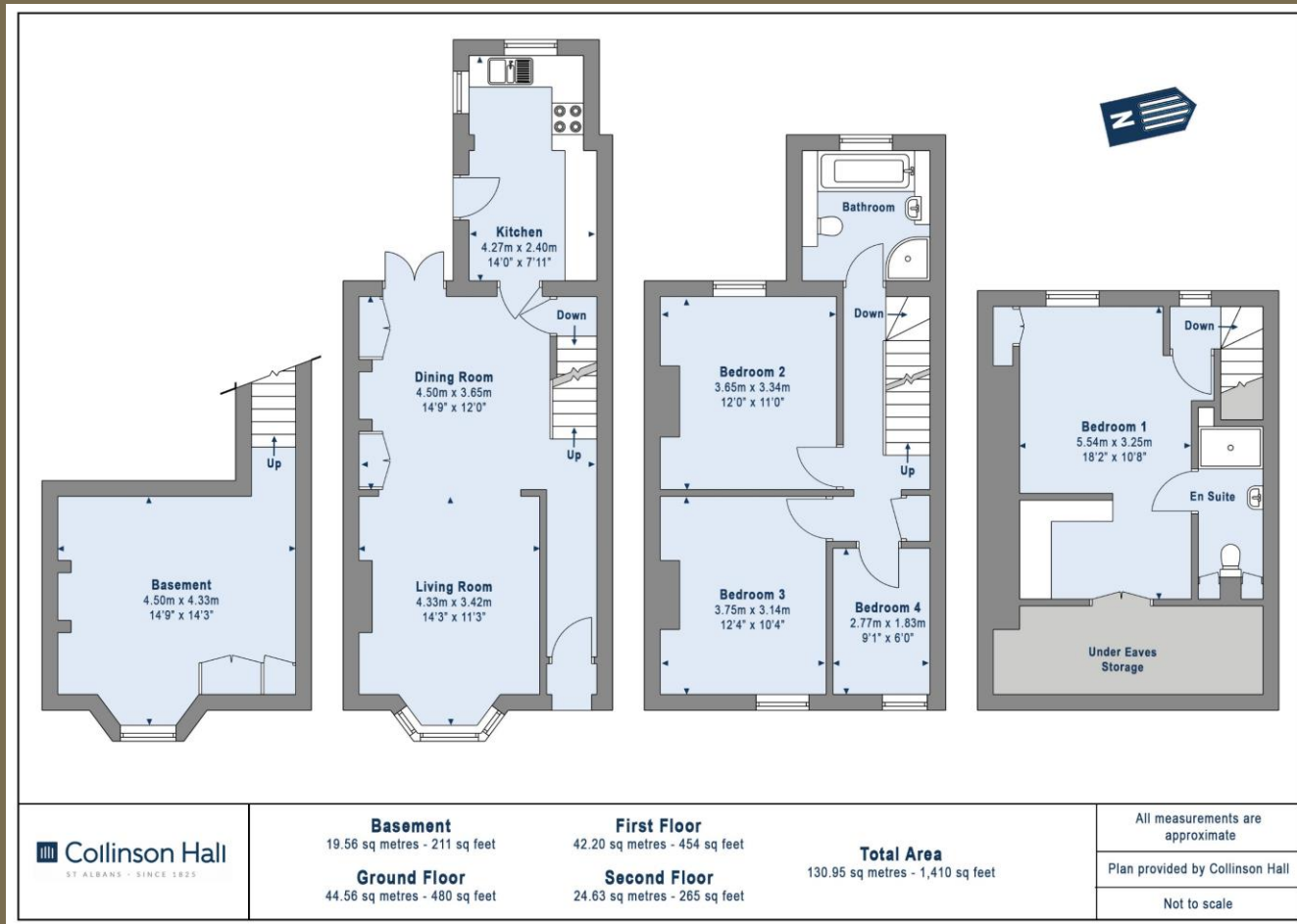
Bedroom 1 5.54m x 3.25m (18'2" x 10'8").

Ensuite Shower Room

Garden







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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