





An ELEGANT EXAMPLE of a fine EDWARDIAN terrace home retaining many TRADITIONAL FEATURES while seamlessly blending today's MODERN comforts. Positioned within a HIGHLY DESIRABLE AREA of St. Albans this charming character home is CONVENIENTLY LOCATED for favoured junior and secondary schooling, excellent local amenities and offers an EASY COMMUTE for those travelling by rail or road.

**Guide Price: £1,150,000**

For the growing family Glenferrie Road offers excellent scope for expansion, subject to the usual planning consents, including possible extensions to the ground floor living space and, as many have, potentially a loft conversion too. Outdoors there is a beautifully stocked garden with a generous selection of shrubs, plants and fruit bearing bushes along with an organic vegetable patch for those keen to grow their own.

On arrival you are greeted by a warm and welcoming entrance hall opening onto two generous reception rooms and a spacious kitchen/breakfasting room with double doors leading directly onto the garden. Upstairs there are three double bedrooms and a re-fitted, modern shower suite and for those looking for space to work from home there is a well equipped cabin offering a further 160 square feet of space with broadband, power and lighting. An elegant home located in a favoured locations and ready to move in to makes this home one not to be missed.

EPC Rating: E 41  
Council Tax Band: E





Entrance Hall

Living Room 4.45m x 3.62m (14'7" x 11'11").

Dining Room 3.49m x 2.93m (11'5" x 9'7").

Kitchen 6.50m x 3.22m (21'4" x 10'7").

Bedroom 1 4.70m x 4.45m (15'5" x 14'7").

Bedroom 2 3.49m x 2.93m (11'5" x 9'7").

Shower Room

Bedroom 3 3.61m x 3.22m (11'10" x 10'7").

Garden

Cabin 4.72m x 3.19m (15'6" x 10'6").







**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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