



Oswald Road, St. Albans, Hertfordshire

Guide Price: £775,000

Freehold

A substantial, end-of-terrace period house situated a highly sought-after location close to St Albans mainline station and within walking distance of the City centre and highly desirable schools.

Property

This fine home provides well-presented, extended accommodation to include a large welcoming hallway, spacious open plan living/dining room, kitchen/breakfast room, family room, basement with storage area, two large double bedrooms and a spacious first floor bathroom with separate shower cubicle. Of further benefit is a useful loft area accessed by a pulldown ladder that has the potential to be converted into substantial further bedroom, subject to the necessary consents. To the rear is a wonderful, private garden ideal for entertaining.

Rooms:

Basement: 11'4" x 16'4" (3.45m x 4.98m).

Ground Floor

Entrance Hall

Living Room: 12'8" x 13'6" (3.86m x 4.11m).

Dining Room: 11'11" x 13'4"

(3.63m x 4.06m).

Kitchen/Breakfast Room: 7'11" x 3.64

(2.41m x 3.64).

Family Room: 7'7" x 11'8" (2.3m x 3.56m).

First Floor

Landing

Bedroom 1: 11'11" x 16'4" (3.63m x 4.98m).

Bedroom 2: 10'10" x 11'9" (3.3m x 3.58m).

Bathroom:

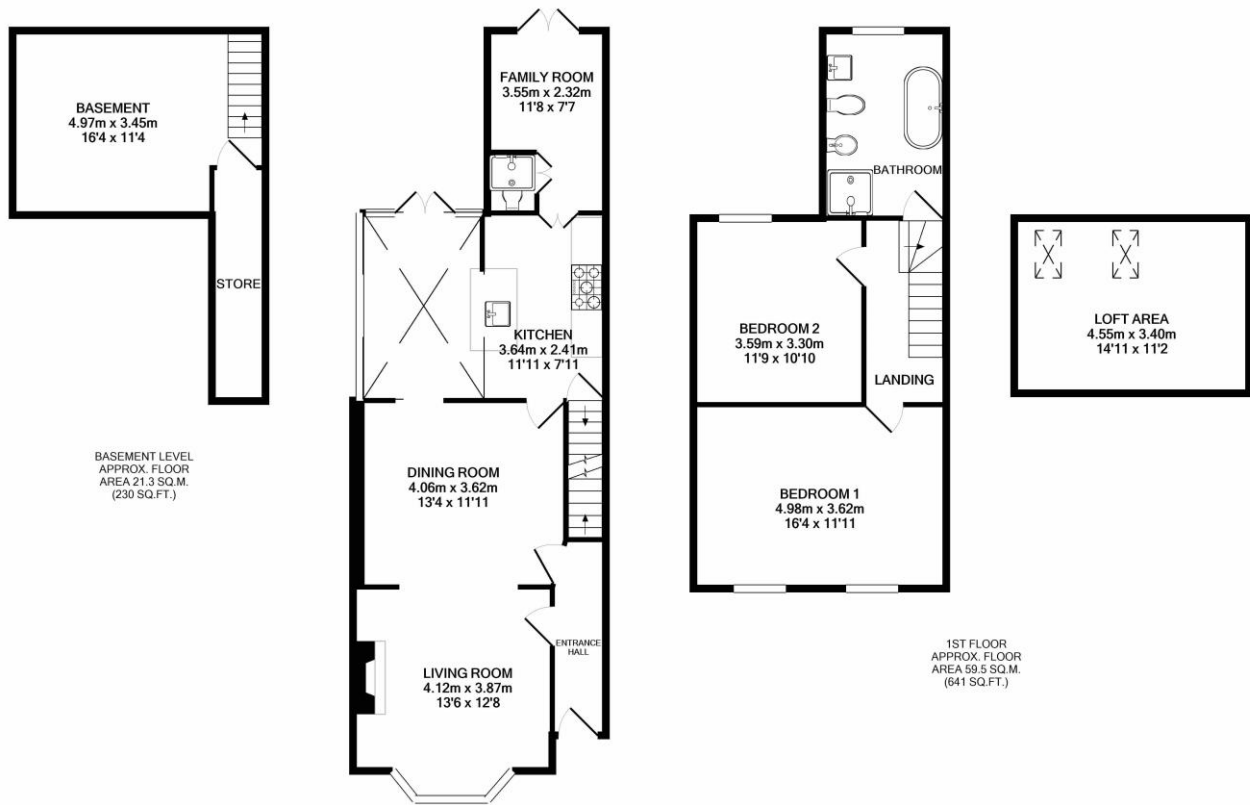
Loft Area: 11'2" x 14'11" (3.4m x 4.55m).

Outside

Private landscaped rear garden.







TOTAL APPROX. FLOOR AREA 141.2 SQ.M. (1520 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		EU Directive

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