



Normandy Road, St. Albans, AL3



## Key Features

- Spacious Four Bedroom Semi-Detached
- Highly Sought-After City Centre Location
- Walking Distance To Mainline Station
- Spread Over Three Levels
- Spacious Entrance Hall
- Beautifully Appointed Kitchen/Dining/Family Room
- Large Rear Garden
- Front Reception Room
- Three First Floor Bedrooms
- Loft Conversion With En Suite Shower Room
- Off-Street Parking For Several Cars

## The Property

This exceptional four-bedroom semi-detached home offers an abundance of space and modern living, perfectly situated within walking distance of St. Albans city centre, mainline train station and highly regarded schools.

Upon entering, you'll find an entrance hall with doors leading to a beautifully designed open-plan kitchen/dining room with an additional family area, ideal for both family life and entertaining.

The front of the property features a separate reception/living room, providing a cozy retreat for relaxation. Additionally, a convenient downstairs cloakroom adds to the home's practicality.

The first floor comprises three well-proportioned bedrooms, accompanied by a stylish shower room. On the second floor, you'll discover the master bedroom, complete with an en-suite bathroom, offering a private and luxurious space to unwind.

Outside, the property boasts a beautifully landscaped garden with a spacious patio area, ideal for outdoor dining and entertaining. The garden offers a tranquil escape from city life, with side access for added convenience. To the front, there is off-road parking for several cars.

This property combines exceptional living space with a prime location, making it the perfect home for those seeking both comfort and convenience in the heart of St. Albans.

Normandy Road is situated in St Albans city centre, within walking distance of mainline station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted.

Guide price £1,150m











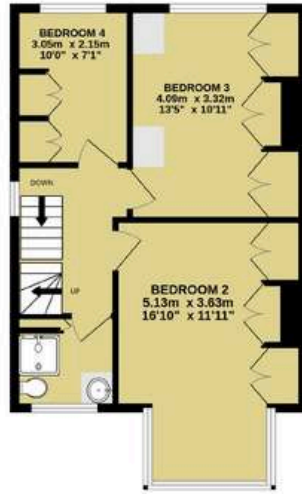




GROUND FLOOR  
76.1 sq.m. (819 sq.ft.) approx.



1ST FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



2ND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA : 148.0 sq.m. (1593 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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