

DRUCE
& PARTNERS

37 Worley Road
St. Albans, AL3 5NR
Guide Price £1,300,000

DRUCE & PARTNERS

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37 Worley Road, St Albans

A beautifully renovated four-bedroom period home, situated in sought-after Worley Road, offering approximately 171sqm (1,843sq ft) of accommodation arranged over four floors.

The property has recently undergone extensive renovation and internal reconfiguration, combining period character with contemporary finishes and practical family living.

The entrance hallway features decorative wall panelling, traditional mouldings and an impressive front door with glazed panels and overhead fanlight.

The ground floor comprises a separate sitting room with fireplace and wood-burning stove, alongside a handmade wooden kitchen and dining area featuring quartz worktops and contemporary cabinetry.

The removal of internal dividing walls has created an open layout, incorporating a comfortable snug with television and seating. A separate utility room and cloakroom WC are positioned to the rear.

The lower ground floor provides additional living and entertainment space, featuring bespoke green cabinetry, integrated wine storage, under-stairs storage and underfloor heating.

Arranged over the upper floors are four well-proportioned double bedrooms. The first-floor family bathroom features a freestanding bath, double vanity unit and wet-room shower, while a separate shower room is located on the second floor.

Externally, the property benefits from a private rear garden with paved seating areas, lawn, outdoor kitchen area and established planting, together with an additional side terrace adjoining the house.

LOCATION

Worley Road is conveniently positioned for St Albans city centre, offering a range of independent shops, restaurants, cafés and traditional public houses. It is within walking distance to St Albans City station providing mainline services into London. The area also benefits from well-regarded schools and nearby green spaces, including Verulamium Park.








FOWEY




To pasta
to wine
to life





GROUND FLOOR

Entrance Porch

Entrance Hall
Decorative wall panelling, traditional mouldings, tiled floor and glazed entrance door.

Inner lobby

Lounge
12"11" x 10"3 (3.66m3.35m x 3.05m0.91m)
Separate reception room with feature fireplace and wood-burning stove.

Open Plan Kitchen / Dining Area / Snug
13'4 max x 37"0 (4.06m max x 11.28m'0.00m)

Kitchen
13"9" x 13"4" (3.96m2.74m x 3.96m1.22m)
A beautifully presented, contemporary kitchen featuring sleek dark cabinetry complemented by elegant Quartz worksurfaces. The kitchen incorporates a charming Belfast-style sink, a boiling hot water tap and a range of integrated appliances including wine fridge and warming drawers. A generous breakfast island with an inset induction hob provides an ideal space for both everyday living and entertaining. Open-plan in design, the kitchen flows seamlessly into the dining area / snug , creating a wonderful sociable space with glazed doors overlooking and providing access to the garden.

Dining Area / Snug
23"6" x 7"6" (7.01m1.83m x 2.13m1.83m)
Patio doors to side. Comfortable seating and television area adjoining the kitchen and dining space.

Utility room / WC
9'6 x 7'6 (2.90m x 2.29m)
Separate utility area with laundry facilities, storage and ground-floor WC.

LOWER GROUND FLOOR

Sitting Room
12"6 x 13"4 (3.66m1.83m x 3.96m1.22m)
Versatile additional living space with bespoke fitted cabinetry, entertainment area and integrated wine storage, large understairs storage cupboard and underfloor heating.

FIRST FLOOR

Landing

Bedroom 1
13"11" x 12"11" (3.96m3.35m x 3.66m3.35m)
Well-presented double bedroom featuring deep blue walls, bespoke fitted wardrobes, two deep windows with plantation shutters and full-length curtains. Finished with neutral carpeting and a decorative ceiling light.

Bedroom 2
13"4" x 10"5" (3.96m1.22m x 3.05m1.52m)
Well-proportioned double bedroom featuring matching windows.

Family Bathroom
Freestanding bath, double vanity unit with twin basins and wet-room with overhead shower.

SECOND FLOOR

Landing

Bedroom 3
13"11" x 12"11" (3.96m3.35m x 3.66m3.35m)
A double bedroom. Access to loft, eaves storage.

Bedroom 4
13"4" x 10"5" (3.96m1.22m x 3.05m1.52m)
A double bedroom. Eaves storage

OUTSIDE

Front garden

Rear garden
Private garden with paved seating areas, lawn, outdoor kitchen area and established planting, together with an additional side terrace.

ALL MAINS SERVICES

Zoned Residents' Permit Parking Area

EPC
Energy rating - D

Viewing
Telephone: 01727 855232
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Council Tax
Band - F payable £3,420.96p.a







Agents Note
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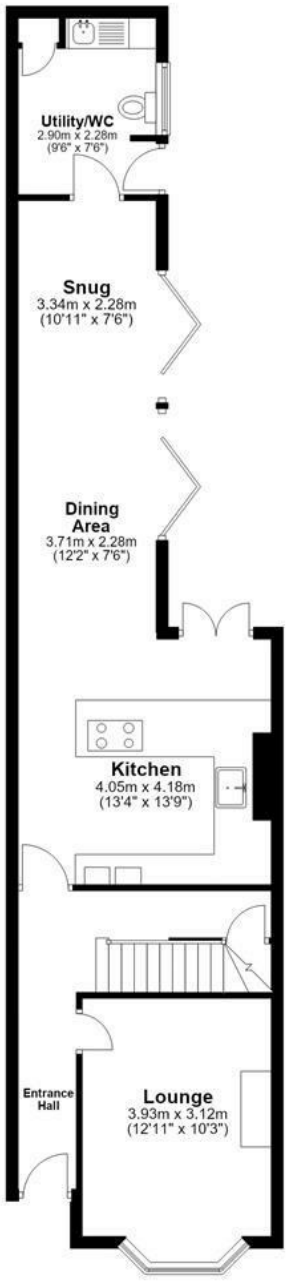
TOYS
TOYS

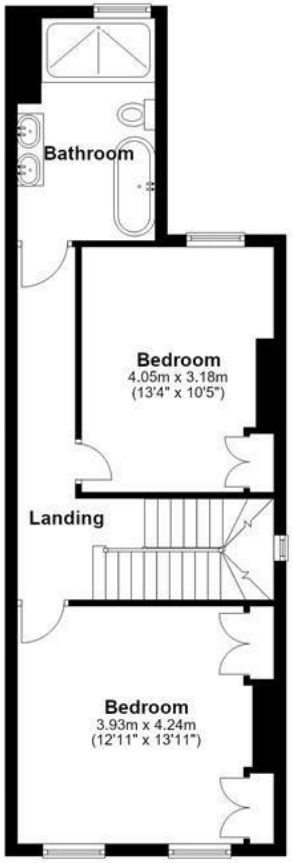




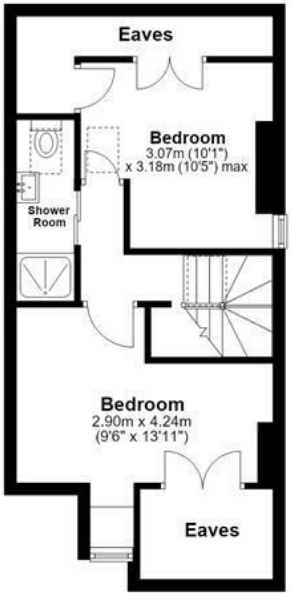
Ground Floor
Approx. 64.1 sq. metres (689.4 sq. feet)



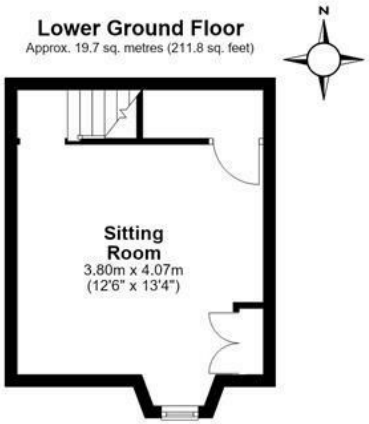
First Floor
Approx. 50.5 sq. metres (543.1 sq. feet)



Second Floor
Approx. 37.1 sq. metres (399.3 sq. feet)



Lower Ground Floor
Approx. 19.7 sq. metres (211.8 sq. feet)



Total area: approx. 171.3 sq. metres (1843.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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