



15 ETNA ROAD  
ST ALBANS



# A WARM WELCOME

From the pavement, 15 Etna Road is exactly what you hope for. A handsome Victorian bay-fronted end-of-terrace with real kerb appeal - well-proportioned, carefully maintained, and carrying the kind of quiet confidence that belongs to homes that have been genuinely loved.

Being end-of-terrace brings meaningful advantages: the slightly elevated ceilings that come with it, a greater sense of space along the flank, and that rare commodity around here.

Step inside, and the house begins to reveal itself.

What makes this home special is the balance it has struck. It has been extended and modernised with real care - but it has never been stripped of what gave it character in the first place. The original features are still here. The proportions still feel right. And the result is a home that genuinely works for contemporary family life, while still feeling like somewhere with a story.

The entrance sets the tone immediately. On entry, with stairs ahead, there's a real sense of proportion, and underfoot that beautiful original patterned tiling - the kind of detail that tells you straightaway this is a home that has been respected over the years.

From here, the house opens up.

*Extended and modernised - but never at the expense of its character.*



# COOK & CONNECT

Moving through the house, you arrive at the extended open-plan kitchen and dining space - and this is where 15 Etna Road really comes into its own.

It is a large, bright, social space - generously proportioned, filled with light, and designed for the way families actually live. The dining area sits naturally at the heart of it, with ceiling height, original features, and a fireplace that anchors the room beautifully. There is also easy room to live in this space - it does not feel like a room designed for one purpose only.

And then the kitchen itself.







It has been properly designed rather than simply fitted out. A clever peninsula creates an island-style breakfast bar that draws people in - the kind of space where morning coffee becomes a ritual and casual suppers happen without effort. Materials have been chosen with care: darker cabinetry tones against lighter worktops, with warmer copper pendant lighting overhead that shifts the mood completely as the evening comes in.

Everything is integrated, including a double oven with microwave function, and a water softener - a quietly valuable addition for anyone who has lived with hard water and knows the difference it makes to both appliances and everyday life.

Throughout, warm timber flooring ties the spaces together, softened further by underfloor heating underfoot. But what really defines this room is the light. A rooflight above, doors out to the garden, and glazing on multiple aspects means the space shifts beautifully across the day - bright and open in the morning; warmer, more atmospheric by the time evening arrives.





# GARDEN FUN

The kitchen flows seamlessly outside to a garden that is both genuinely usable and appropriately low maintenance - a combination that is harder to achieve than it sounds.

Decking and lawn work together, giving you a proper outdoor space that earns its keep: somewhere to entertain properly in summer and retreat to quietly the rest of the year.

And side access from the front - bonus!





# CHILL & UNWIND

At the front of the house, the mood changes entirely.

This is the more traditional living room - bay window to the street, high ceilings, and a beautiful original fireplace as the clear focal point. The built-in cabinetry and shelving has been executed well: practical without being utilitarian, and framing the space with a quiet elegance.

This is the room you come to when you want to slow down. A more private, quieter space - and all the better for it. There is also a downstairs cloakroom, and useful side access that keeps bikes, bins and the practical realities of family life neatly out of sight.



# REST & RETREAT

Upstairs, the house has been thoughtfully arranged across second and third floors.

The main bedroom is a genuinely good size - high ceilings, large windows, and a quality of natural light that makes the room feel considerably more generous than the numbers alone suggest. And there it is again: an original feature fireplace, retained precisely because it matters. It is a room that is easy to make your own.







There is also a second well-proportioned double bedroom, and a third room that works equally well as a bedroom, nursery, or dedicated home office depending on the stage of life you are in.

The family bathroom has been finished to a high standard - clean, modern in feel, with built-in storage niches and a considered balance between bath and shower that works for both morning routines and slower weekend moments.



# GENUINE SURPRISE

And then the loft.

This is one of the real discoveries of the house - and it is a fully realised space rather than an afterthought. A proper double bedroom, room for a workspace, exposed brick detail that adds genuine character, and light coming in from both the front and rear. There is also a WC on this level, along with useful eaves storage. It gives the house a versatility that opens up your options considerably, whether you need a guest suite, a teenager's floor, or a place to work from home without compromise.





*Throughout 15 Etna Road, there are thoughtful upgrades that reveal themselves gradually - smart heating, considered lighting, and the kind of quiet attention to the details of daily life that makes a real difference to how a home feels to live in. None of it is showy. All of it is there for a reason.*



# LOCATION & LIFESTYLE

Beyond the house itself, the appeal of Etna Road is significant. You are moments from the town centre of St Albans - so everything is accessible without getting in a car. There is a genuinely strong sense of community on this street: one of those places where neighbours still know each other, which is increasingly rare and quietly important.

For families, the house sits within catchment for Aboyne Lodge Primary School - a popular and recently improved school that is one of the reasons this part of St Albans is so consistently sought after. St Albans itself needs little introduction. Outstanding schools, easy access to London by rail, and a strong independent culture - it is a city that consistently outperforms expectations, and demand in streets like this one reflects that.





*15 Etna Road is a home that balances character and modern living with quiet conviction - thoughtfully extended, carefully updated, and never stripped of what made it special in the first place. When a house feels right the moment you walk in, it is always the hardest thing to create.*

*This one has it.*

# FLOORPLAN



**Ground Floor**

**First Floor**

**Second Floor**

Approximate Gross Internal Area  
 Ground Floor = 56.7 sq m / 610 sq ft  
 First Floor = 43.6 sq m / 469 sq ft  
 Second Floor = 15.7 sq m / 169 sq ft  
 Total = 116.0 sq m / 1248 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1288496)

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