

23 Albion Park Road, Albion Park

A Victorian villa rewired for modern life, two minutes from the park gates.

Offers in excess of
£685,000



BEDROOMS

4

BATHROOMS

2

RECEPTIONS

2

TYPE

Detached house

TENURE

Freehold

EPC

C

About this property

Behind a classic Calderton brick-and-bay facade, 23 Albion Park Road has been comprehensively reworked by its current owners. The two reception rooms retain their ceiling heights, sash windows and a pair of restored fireplaces, but the back of the house is all 2024: a full-width kitchen and dining extension under a flat glass roof, with polished concrete underfloor heating and sliding doors across the garden elevation.

The kitchen is fitted in smoked oak and off-white with brushed brass detailing and a four-seat island. Upstairs there are four genuine double bedrooms over two floors, the principal with a bank of built-in wardrobes and a dual-aspect outlook towards the park. Both bathrooms were refitted in 2024, and the loft room makes a natural fourth bedroom or studio.

The garden is low-maintenance by design - a porcelain terrace, raised sleeper beds and a cedar-clad garden office with power and data. There is off-street parking for two cars with an EV charging point. Albion Park itself, with its lido, cafe and Saturday market, is at the end of the road, and the city centre is a 12-minute cycle along the park route.

Key facts

- Council tax band F
- EPC rating C
- Full-width kitchen extension completed 2024
- Garden office with power and data
- Off-street parking with EV charging point
- Two minutes' walk from Albion Park gates

Mews Property

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