



Collinson
Hall

Prospect Road, St. Albans, Hertfordshire, AL1 2AX





An EXQUISITE HOME positioned in a PREMIUM LOCATION within a short walk of St. Albans Cathedral, Verulamium Park and City Centre. This charming PERIOD PROPERTY offers light and airy living space with accommodation arranged over two floors and is presented to a FINE STANDARD THROUGHOUT.

Offers Over: £800,000

This beautifully appointed residence offers nearly 900 square feet of well-considered living space, combining timeless period charm with refined modern touches. A beautifully landscaped front garden with an elegant, tiled pathway creates a delightful first impression as it leads to the welcoming entrance hall. Beyond, there is an expansive living room that seamlessly flows into a generously proportioned dining room decorated with exquisite feature fireplaces that add charm and character. The kitchen is superbly appointed, boasting luxurious granite worktops and leading effortlessly into a stunning conservatory flooded with natural light, an ideal space for relaxation, with French doors that open onto the beautifully maintained rear garden. Upstairs with three well-proportioned bedrooms and a stylish modern bathroom suite, all enhanced by an array of charming period features. The garden is a joy, richly stocked with a variety of vibrant flowers, mature plants, and carefully curated shrubs along with a well-kept lawn and a lovely flagstone patio providing a sunny south-facing haven, perfect for sun worshippers and those who enjoy dining Al Fresco in serene, private surroundings.

EPC Rating: D 57
Council Tax Band: E





Entrance Hall

Living/Dining 6.83m x 4.29m (22'5" x 14'1").

Kitchen 3.11m x 2.08m (10'2" x 6'10").

Sun Room 3.29m x 2.59m (10'10" x 8'6").

Bedroom 1 4.29m x 3.65m (14'1" x 12').

Bedroom 2 3.11m x 2.08m (10'2" x 6'10").

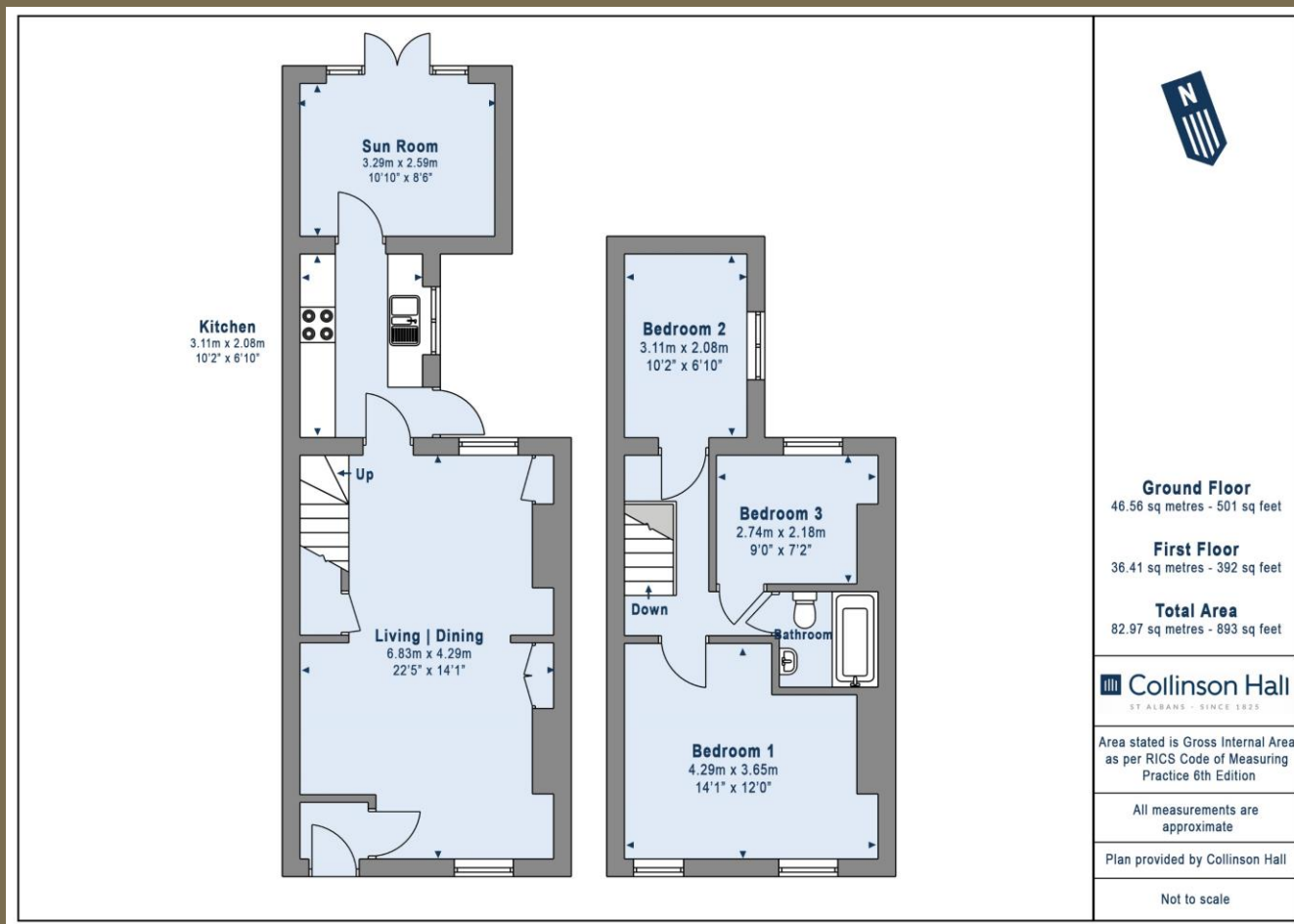
Bathroom

Bedroom 3 2.74m x 2.18m (9' x 7'2").

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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