









This **SPACIOUS SEMI-DETACHED, PERIOD PROPERTY**, is **SET OVER THREE FLOORS** and is situated on one of St. Alban's most **SOUGHT AFTER** roads in the **HEART OF THE CITY CENTRE**. The property has been tastefully **RENOVATED** with **OPEN PLAN LIVING** while retaining its many **CHARACTER FEATURES** and finished to an **EXCEPTIONAL STANDARD**. The road has a fabulous community feel and is within **CATCHMENT** to many reputable **SCHOOLS**. It is strolling distance to the **THAMESLINK STATION**, the luxurious independent cinema, fantastic shops, award-winning restaurants, delis, cafes, pubs, the historic city centre market, and all that St.Albans has to offer. With delightful front and back **GARDENS** and **AMPLE RESIDENTS PARKING**.

**Guide Price: £750,000**

We enter the picturesque front garden with its traditional Victorian wrought iron gates and railings and into the house into the front porch. From here, we enter the bright and welcoming entrance hall, which leads to the wonderful open plan, bay fronted sitting room/dining room with working feature fireplaces. There is a large kitchen with underfloor heating and tasteful cream units, a range of fitted appliances, and storage. We find three spacious bedrooms upstairs to the first floor, two with feature fireplace and a luxurious bathroom with a free-standing bath and separate shower. From here, there is access to the spacious loft room, with large Velux windows, that is currently used as a home office/guest space. Externally we find the lovely lawned rear garden, private in aspect and framed with flower borders. There is on-street permit parking to the front, so you will never have an issue finding a space.

EPC Rating: E 48  
Council Tax Band : E









Entrance Hall

Sitting Room 3.99m x 3.17m (13'1" x 10'5").

Dining Room 3.37m x 3.37m (11'1" x 11'1").

Bedroom 1 3.97m x 4.31m (13' x 14'2").

Bathroom

Bedroom 3 2.58m x 2.61m (8'6" x 8'7").

Bedroom 2 2.50m x 2.45m (8'2" x 8').

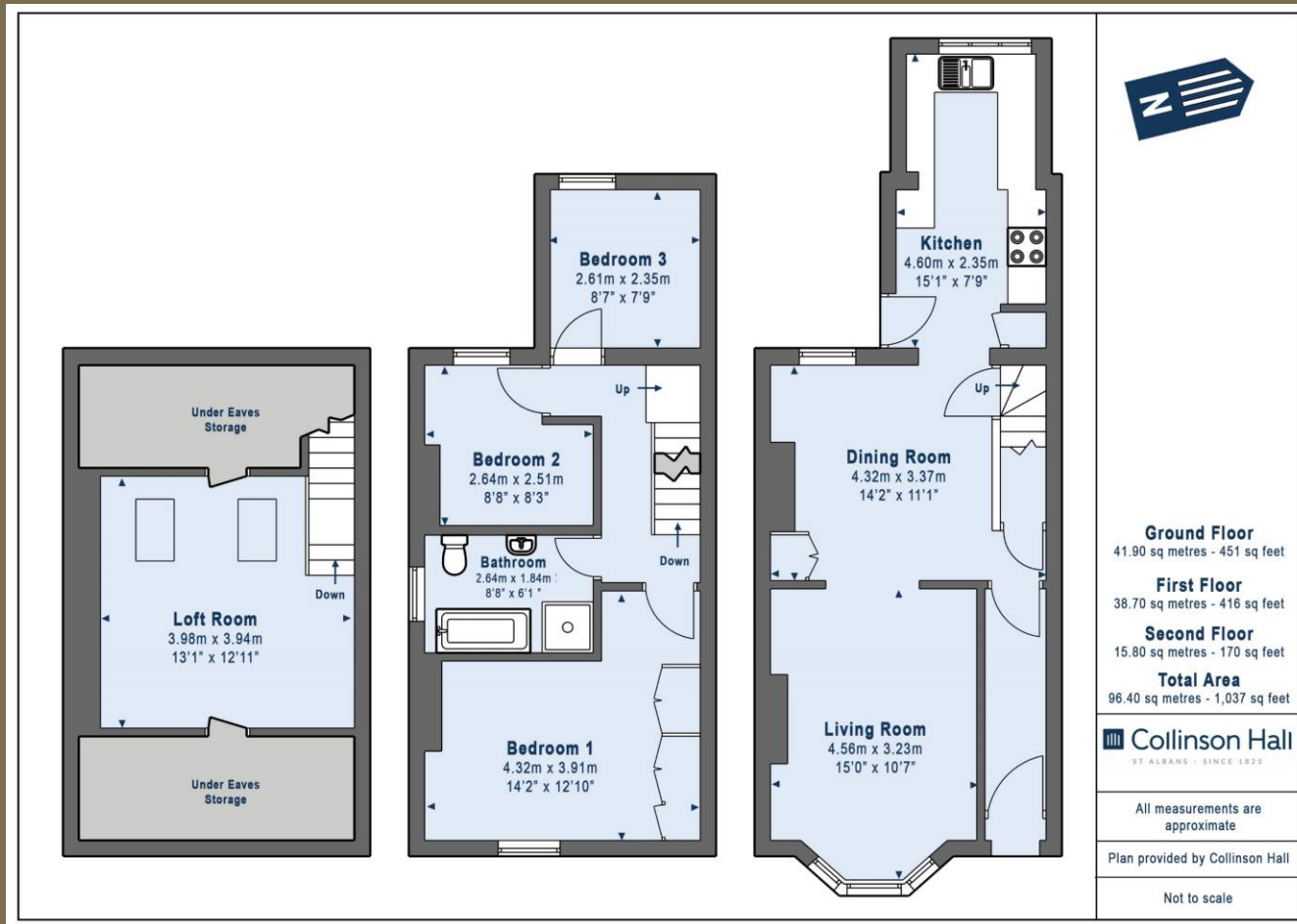
Loft Room 3.94m x 4.01m (12'11" x 13'2").











**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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk