



Collinson
Hall

Alma Road, St. Albans, Hertfordshire, AL1 3BP





Enjoying a **PRIME POSITION** in one of St Albans' most desirable addresses, this fine **PERIOD HOME** extends to over 2,300 sq ft of **FLAWLESSLY PRESENTED LIVING** space. Arranged over four impressive floors, it combines striking **ARCHITECTURAL HERITAGE** with contemporary refinement to deliver a **TRULY PRESTIGIOUS CITY CENTRE HOME**.

Guide Price: £1,500,000

From the welcoming reception hall, an impressive sitting room unfolds, framed by a front-aspect bay window and two elegant feature fireplaces, offering an atmosphere of refined charm. Double doors lead through to a spectacular kitchen and dining room, designed to balance style with functionality, this space is ideally suited for both relaxed family living and refined entertaining. Premium work surfaces, chic splashbacks, and a full suite of high-quality integrated appliances complement sleek high-gloss cabinetry. The dining area features a charming wood-burning stove within a fireplace, multiple skylights, and two sets of French doors opening directly onto the side terrace, allowing natural light to cascade into the space throughout the day. A utility room also offers generous additional storage, a well-appointed en suite cloakroom, and direct access to the garden, ensuring seamless indoor-outdoor living. A concealed staircase from the hall descends to a versatile lower-ground level, currently arranged as a music room but equally suited to a home office, cinema, guest suite or playroom.

On the first floor, the principal bedroom that was originally two separate rooms, has been combined to form an exceptionally spacious suite, offering a serene retreat with warm exposed wooden floors and a sleek en suite shower room, while retaining the flexibility to revert to two bedrooms if desired. A charming double bedroom and an elegant family bathroom complete the floor. The second floor offers a private vaulted double bedroom with bespoke fitted storage and a stylish en suite, perfect for guests or a peaceful hideaway.





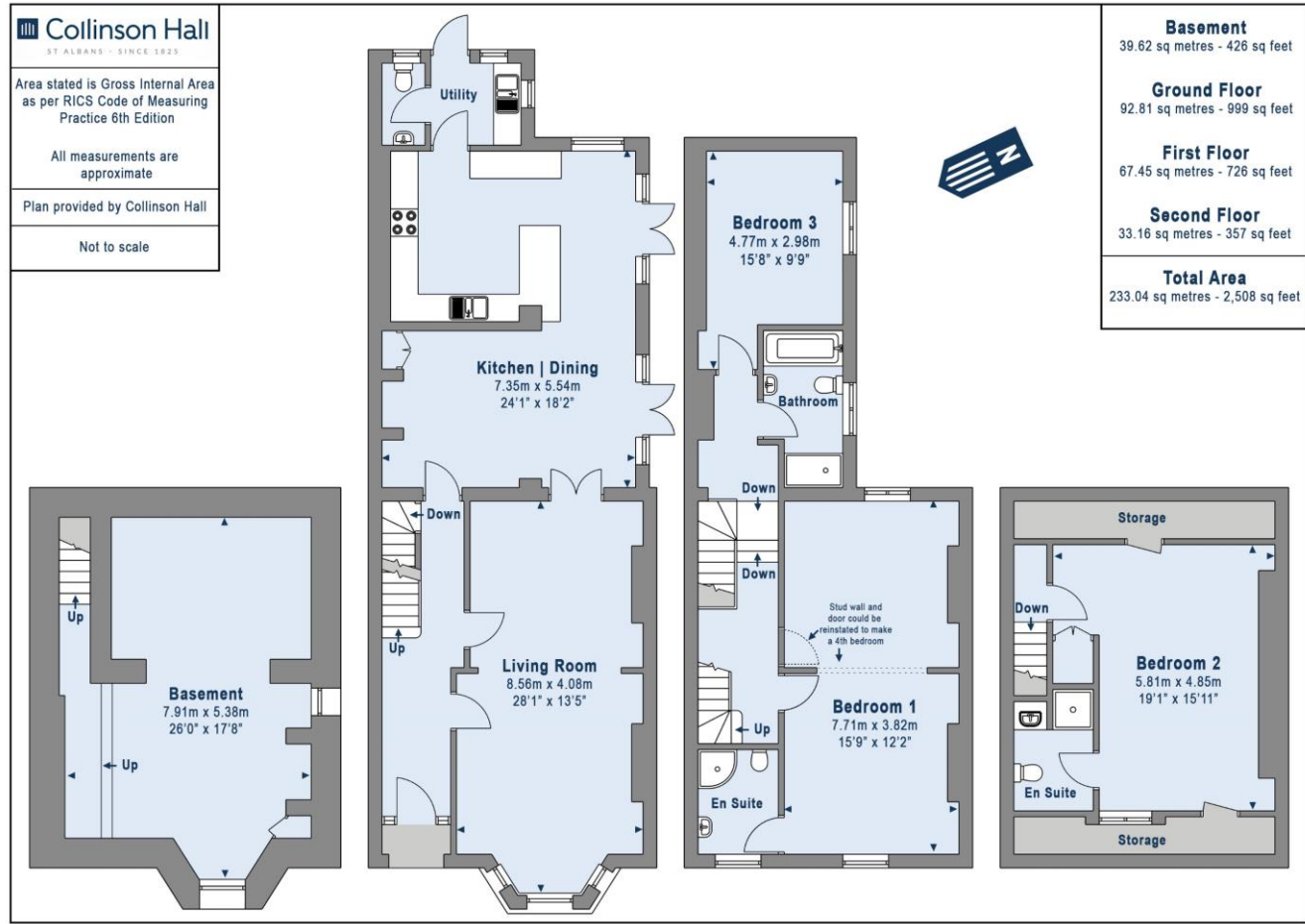
Externally, the property is set behind mature hedging, with a low-maintenance paved front garden and steps leading to the entrance. Double wooden gates to the side open onto a private, gated driveway. To the rear, a charming walled garden is laid predominantly to lawn and framed by established shrubs, complemented by a generous side terrace that is ideal for al fresco dining and stylish summer entertaining.

Perfectly positioned on Alma Road, the property enjoys a prime city centre location within easy walking distance of the vibrant high street and the mainline station, and the bustling city centre lies just a short stroll away with its eclectic mix of boutiques, cafés, fine-dining restaurants, and historic attractions. Highly regarded schools and green open spaces are also close at hand.

EPC Rating: D 66
Council Tax Band: F







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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