





Situated in the heart of St Albans is this wonderful CHARACTER PROPERTY that is being offered for sale WITH NO ONWARD CHAIN located within a short stroll to the City Centre where you will find many eateries, shops, leisure facilities and historical points of interest. This property also has the additional benefit of OFF-STREET PARKING for several vehicles.

**Offers Over: £1,000,000**

Situated in the ever-popular conservation area, this handsome period property has been used as an office premises for several years, however, could easily be altered to be made a substantial family home once more. This wonderful property is arranged over three floors and comprises versatile living space spanning over 1600 square foot.

To the rear of the property, there is a picturesque garden whilst to the front, there is off street parking for several cars.





Entrance Hall

Reception 3.75m x 3.42m (12'4" x 11'3").

Office 2 6.59m x 6.40m (21'7" x 21').

Cloakrooms

Kitchen 4.96m x 4.88m (16'3" x 16').

Office 1 4.85m x 3.44m (15'11" x 11'3").

Storage

Office 3 6.40m x 3.52m (21' x 11'7").

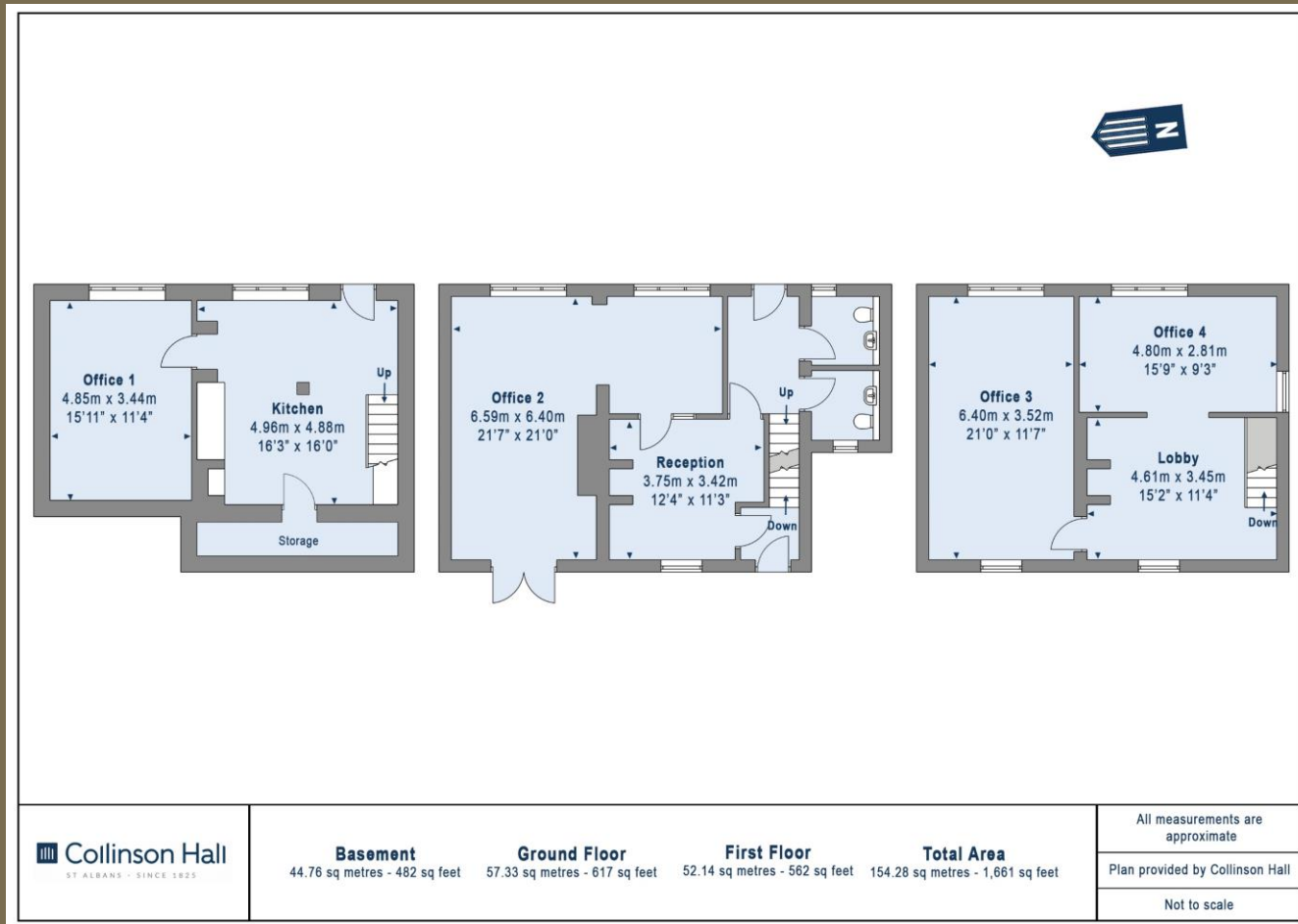
Office 4 4.80m x 2.81m (15'9" x 9'3").

Lobby 4.61m x 3.45m (15'1" x 11'4").

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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