





A rare find indeed! This charming DOUBLE FRONTED character property believed to date back, in parts, to the MID-17TH CENTURY offers deceptively SPACIOUS ACCOMMODATION and is positioned within A HIGHLY DESIRABLE LOCATION in the heart of St. Albans city centre.

Guide Price: £850,000

This fabulous character property has a wealth of charm and character featuring exposed beams, latch-style doors, and fireplaces galore, and offers spacious flexible living accommodation. In principle, the ground floor comprises two good size reception rooms, a bay-fronted kitchen, and a cloakroom. On the first floor, there are three double bedrooms, with the principal bedroom benefitting from an en-suite shower room, and family bathroom. Externally, there is a very good-sized tiered garden with the advantage of gated access leading directly out onto Albert Street.

EPC Rating: D 62
Council Tax Band: F





Entrance Hall

Dining Room 5.44m x 2.51m (17'10" x 8'3").

Kitchen 4.68m x 2.76m (15'4" x 9'1").

Living Room 4.29m x 3.86m (14'1" x 12'8").

Cloakroom

Bedroom 1 3.93m x 3.49m (12'11" x 11'5").

Ensuite Shower Room

Bedroom 2 4.29m x 3.86m (14'1" x 12'8").

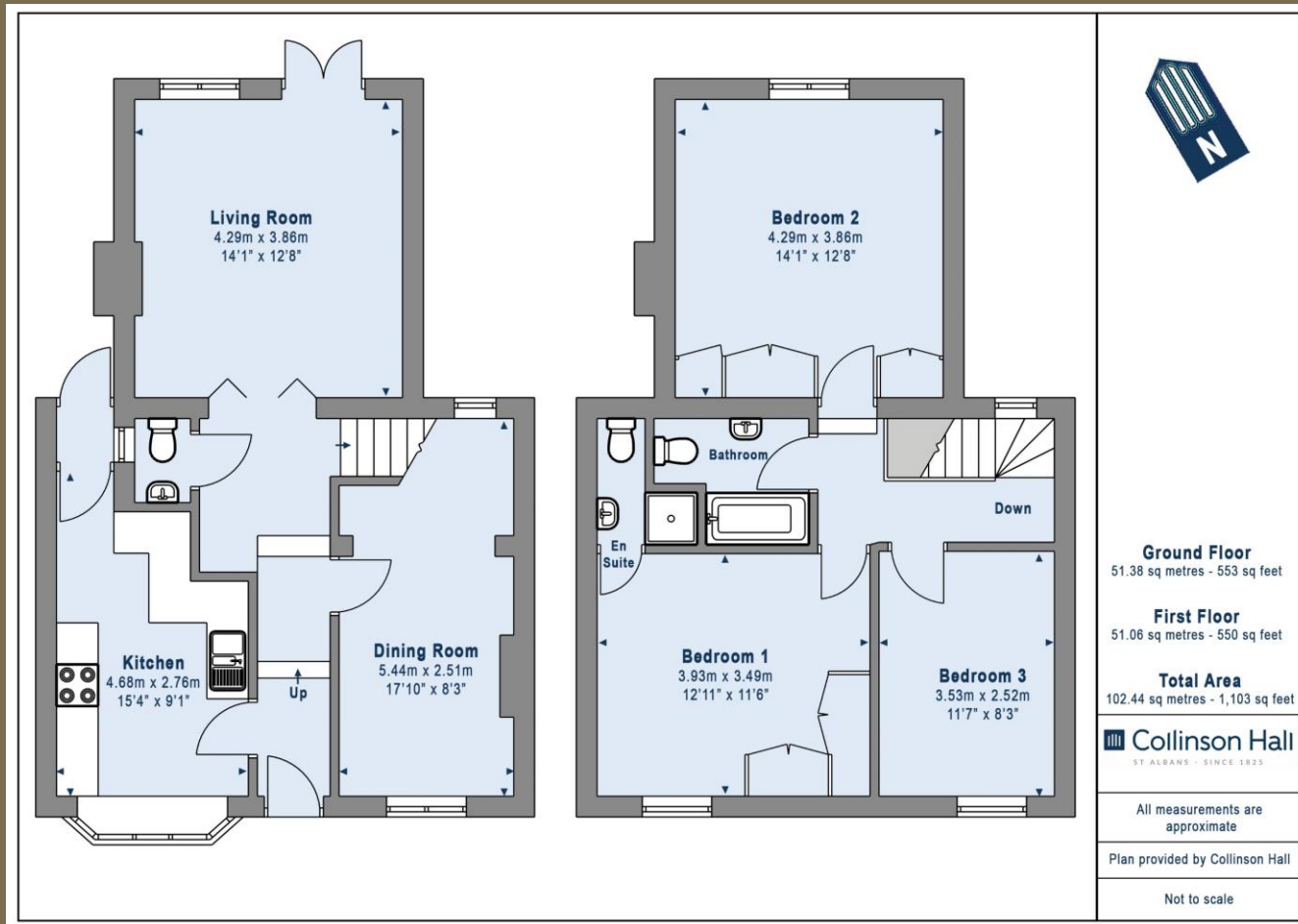
Bedroom 3 3.53m x 2.52m (11'7" x 8'3").

Bathroom

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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