









**Located in the heart of St. Albans City Centre, with VIEWS OVERLOOKING THE CATHEDRAL, is this superbly presented EDWARDIAN SEMI-DETACHED property boasting FOUR BEDROOMS.**

**Guide Price: £1,250,000**

Spanning across three floors, this wonderful home is being offered for sale in fine decorative order and has accommodation on the ground floor to include a large bay-fronted living room with a feature fireplace and solid wood flooring, a separate dining room, a beautifully presented kitchen with a range of storage and built-in modern appliances and a cloakroom. On the first floor, there are three well-proportioned bedrooms, each with its own feature fireplace and a modern four-piece bathroom. The third floor offers a lovely bedroom suite complete with its own ensuite shower room and ample storage whilst enjoying views across the conservation area. Externally, there is a private rear garden with a range of shrubs and a large seating area and to the front, there is a wall garden and side access.

EPC Rating: TBC  
Council Tax Band: F









Entrance Hall

Living Room 8.65m x 3.68m (28'5" x 12'1").

Dining Room 3.50m x 3.31m (11'6" x 10'10").

Kitchen 3.54m x 3.31m (11'7" x 10'10").

Cloakroom

Bedroom 1 4.86m x 4.68m (15'11" x 15'4").

Bedroom 2 3.83m x 3.19m (12'7" x 10'6").

Bedroom 3 3.84m x 3.31m (12'7" x 10'10").

Bathroom

Bedroom 4 4.86m x 3.30m (15'11" x 10'10").

Ensuite Shower Room

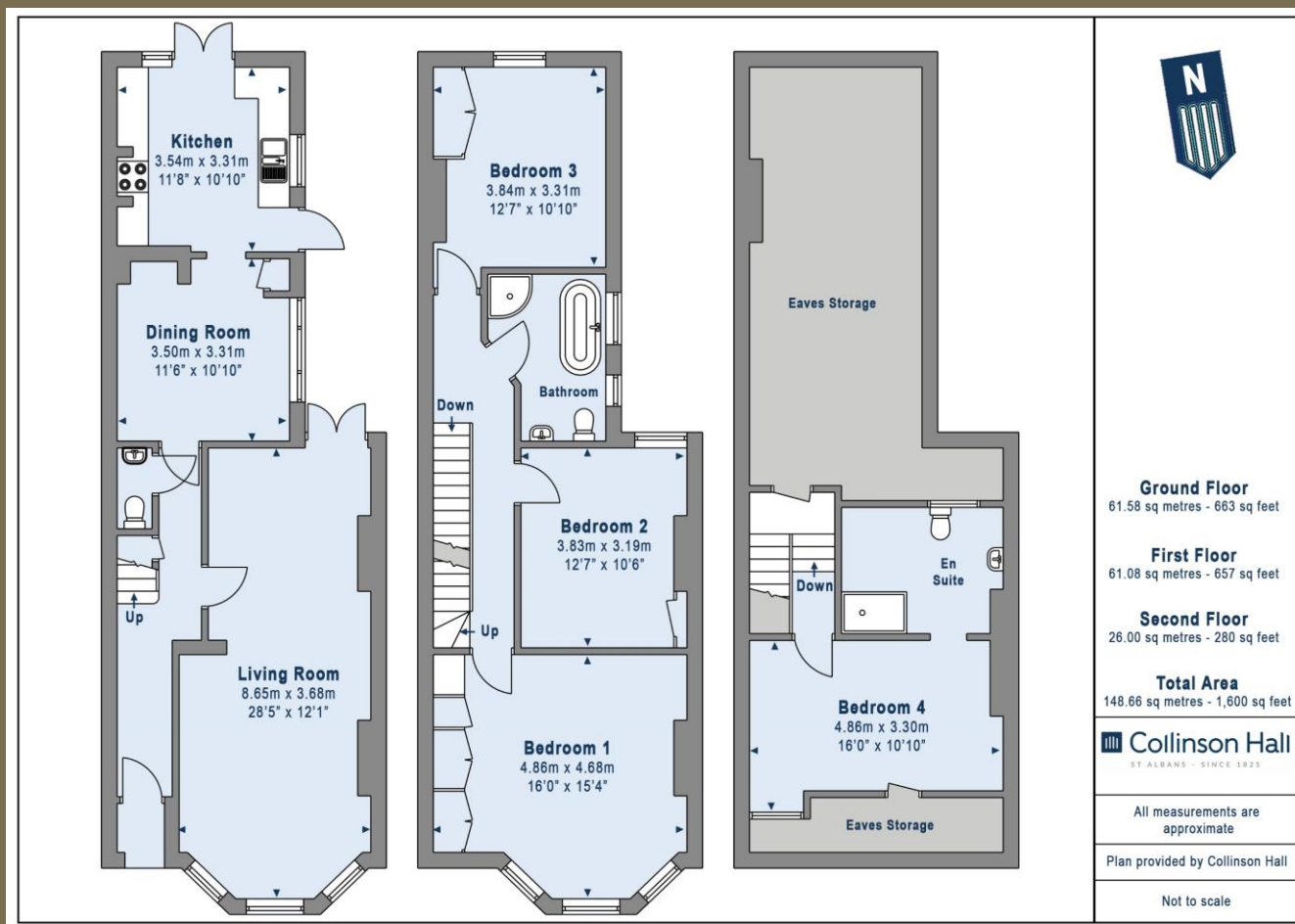
Garden











#### 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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