





A SUPERB EXAMPLE of a spacious, two double bedroom, END TERRACE PERIOD PROPERTY, located in the CONSERVATION AREA of central St Albans and presented in excellent order and offered with NO UPPER CHAIN.

Offers Over: £700,000

The property is presented to the highest of standards throughout, offering a skilful blend of old and new, generously spread over two levels to include a spacious living room with a feature fireplace and bespoke window shutters, a separate dining room with patio doors leading to the garden, a stylish and contemporary luxury kitchen with underfloor heating and integrated appliances, and doors leading out to the garden. On the first floor, there are two well-proportioned bedrooms one with bespoke window shutters, and a large four-piece bathroom. There is also access to the loft via a ladder which has been boarded. Externally, there is a well-tended low-maintenance garden and has the advantage of gated side access.

Located in Cannon Street the property is perfectly positioned for convenient access to the vibrant city centre which features a wide range of national and independent retail outlets as well as pubs, restaurants, a fabulous independent cinema, St. Albans mainline station and highly regarded junior schools.

EPC Rating: TBC
Council Tax Band: E





Entrance

Living Room 3.44m x 3.34m (11'3" x 10'11").

Dining Room 3.44m x 3.27m (11'3" x 10'9").

Kitchen 5.83m x 2.13m (19'2" x 7').

Bedroom 1 3.44m x 3.34m (11'3" x 10'11").

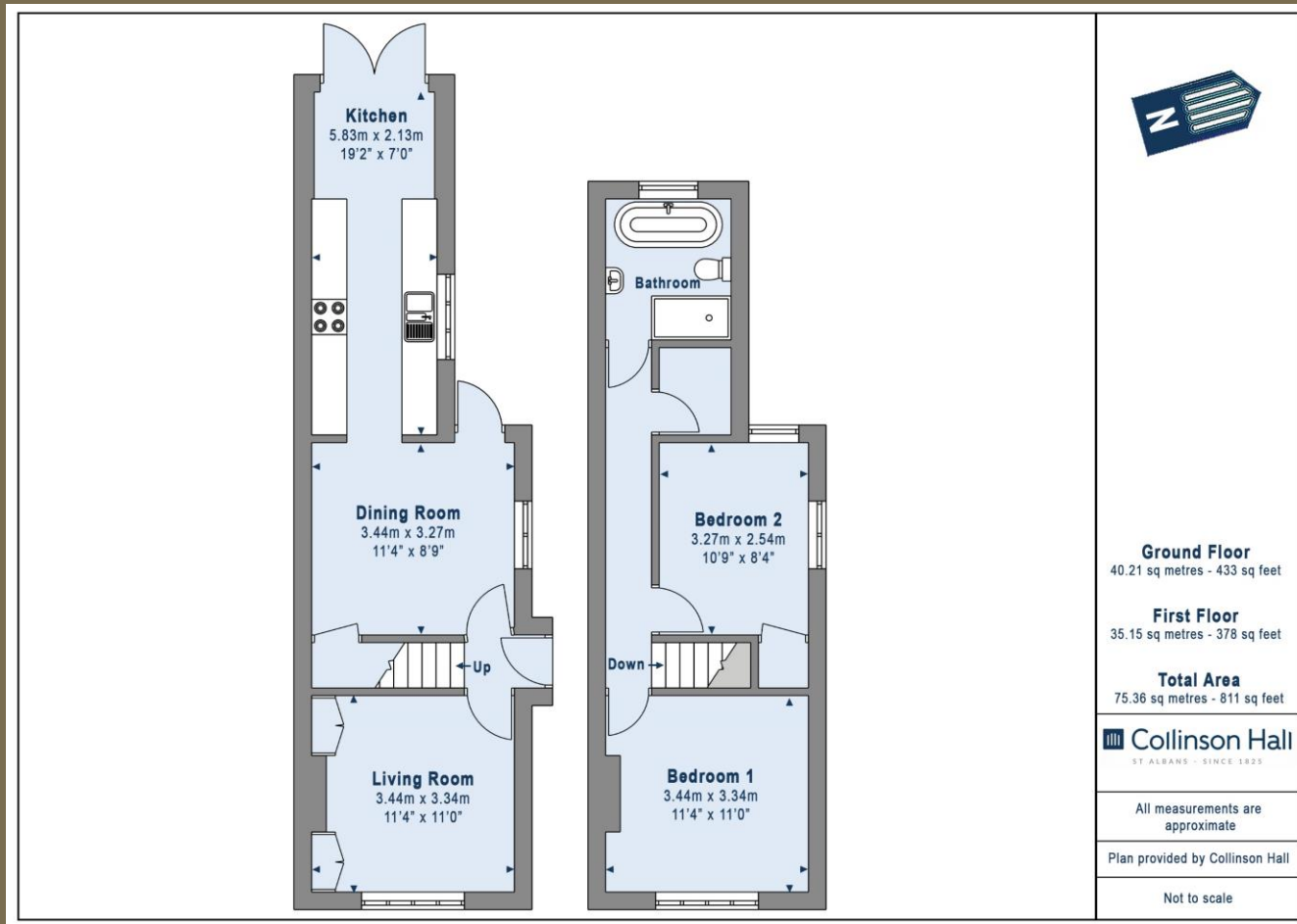
Bedroom 2 3.27m x 2.54m (10'9" x 8'4").

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.



collinsonhall.co.uk

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