





This **SUPERB TWO DOUBLE BEDROOM**, end terrace cottage, that benefits from a **DOUBLE STOREY EXTENSION**, is situated within the **CONSERVATION AREA** in the heart of St. Albans, just a short walk from the **CITY CENTRE** and mainline station.

Guide Price: £625,000

This beautiful home is presented to an exacting standard throughout and offers over 900 square feet of space. There are two good size reception rooms and a stylish, modern kitchen. The property benefits from a double storey rear extension which affords a spacious first floor four piece bathroom as well as two generous double bedrooms. Outside the property enjoys a westerly facing courtyard garden and a versatile garden room, that can easily be used as a home office.

Oster Street is a private no through road located on the edge of St. Albans vibrant city centre with an array of shops, bars and restaurants all within a short stroll. For those wanting to access London the property is located within a short walk of St. Albans Thameslink Station with a fast and regular service to London St. Pancras.

EPC Rating: D 64
Council Tax Band: E





Entrance

Living Room 3.64m x 3.63m (11'11" x 11'11").

Dining Room 3.69m x 3.64m (12'1" x 11'11").

Kitchen 3.64m x 3.64m (11'11" x 11'11").

Bedroom 1 3.64m x 3.63m (11'11" x 11'11").

Bathroom

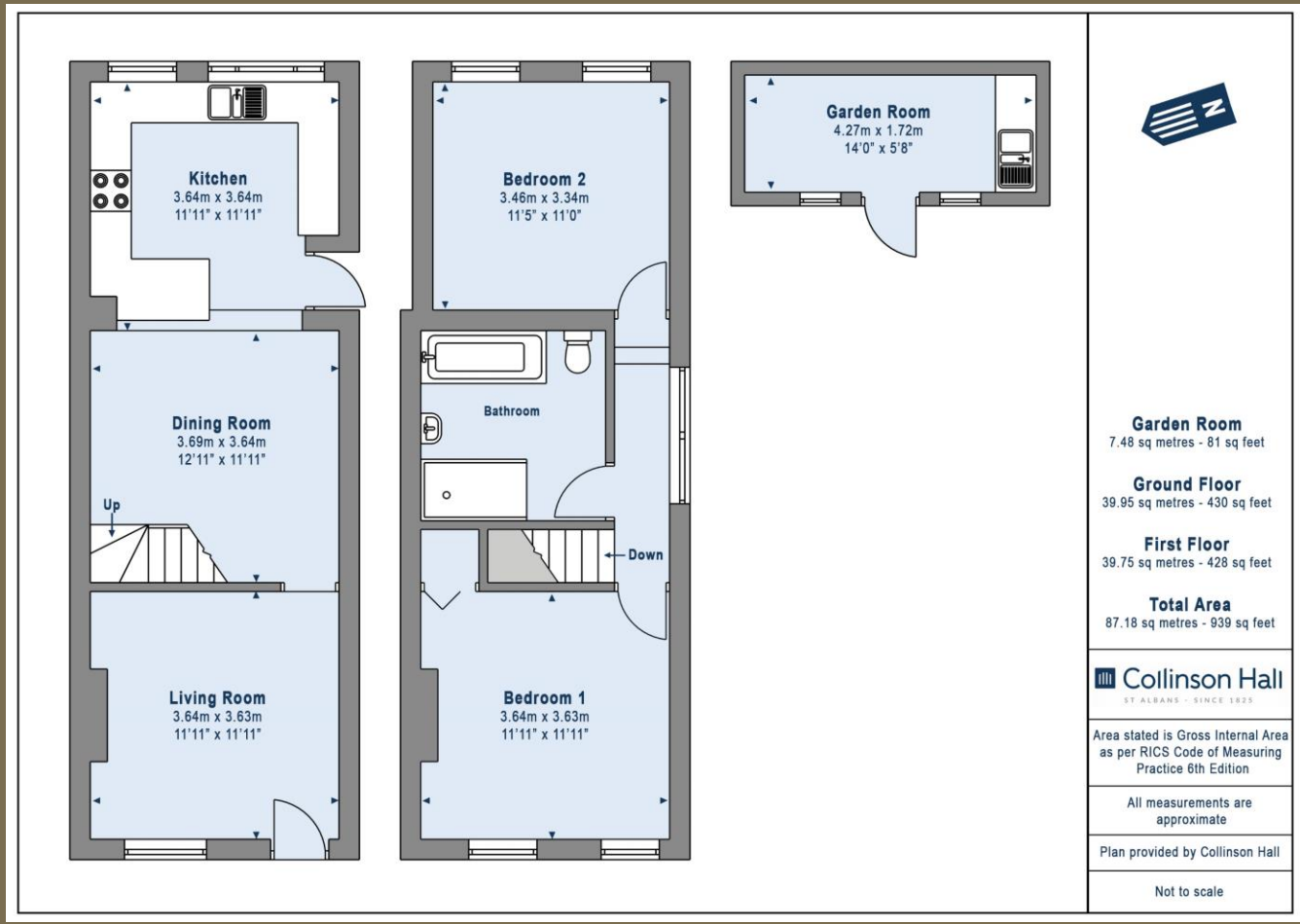
Bedroom 2 3.46m x 3.34m (11'4" x 10'11").

Garden

Garden Room 4.27m x 1.72m (14' x 5'8").







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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