





An exceptionally WELL-PRESENTED two double bedroom, PERIOD COTTAGE with a FABULOUS FIRST FLOOR bathroom, within the CONSERVATION AREA in the heart of St. Albans. Nestled in a popular PRIVATE TREE-LINED CUL-DE-SAC just a short walk from the CITY CENTRE and mainline station, this rarely available property has a modern interior and a lovely GARDEN.

Guide Price: £600,000

Presented in excellent order throughout, this charming home offers beautifully presented spacious accommodation comprising of a living room with fitted shutters featuring an attractive working fireplace, a dining room with modern furnishings and a feature fireplace, and a well-equipped, modern kitchen with wood block worktops. Upstairs, there are two double bedrooms, the main bedroom benefiting from bespoke fitted shutters, and a fantastic family bathroom. There is also access via ladder to the loft, which is currently being used as a home office and storage. Externally, this beautiful home enjoys a pretty, low-maintenance garden with residents parking to the front and a private bike store.

Oster Street is a sought after private road managed and maintained by the local residents offering a tree lined Avenue and ample parking. The property is positioned on a private road and within easy reach of the city centre, parks and mainline station to London St. Pancras.

EPC Rating: D 57
Council Tax Band: D





Entrance

Living Room 3.69m x 3.63m (12'1" x 11'11").

Dining Room 3.63m x 3.63m (11'11" x 11'11").

Kitchen 3.53m x 1.92m (11'7" x 6'4").

Bedroom 1 3.69m x 3.63m (12'1" x 11'11").

Bedroom 2 2.70m x 2.47m (8'10" x 8'1").

Bathroom

Loft Room 3.63m x 2.80m (11'11" x 9'2").







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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