





A rare opportunity to acquire this **SPLENDID PERIOD PROPERTY** positioned within a **SHORT WALK** of St. Albans City Centre and Thameslink Station. This beautiful, **DOUBLE FRONTED VICTORIAN** home offers spacious living space and the rare benefit of **PARKING**.

Offers Over: £800,000

With nearly 1100 square feet of space, this charming home offers a good-sized entrance hall, a generous lounge with double doors opening onto a secluded courtyard garden, a spacious kitchen/dining room with an attractive bay window and a decorative Victorian stove, three generous bedrooms, and a luxurious first-floor bathroom. This really is a rare find with great living accommodation, a low-maintenance garden, and your own driveway.

EPC Rating: D 56
Council Tax Band: E





Entrance Hall

Living Room 6.03m x 3.26m (19'9" x 10'8").

Kitchen/Dining 6.00m x 5.42m (19'8" x 17'9").

Bedroom 1 5.21m x 3.59m (17'1" x 11'9").

Bedroom 2 3.41m x 3.23m (11'2" x 10'7").

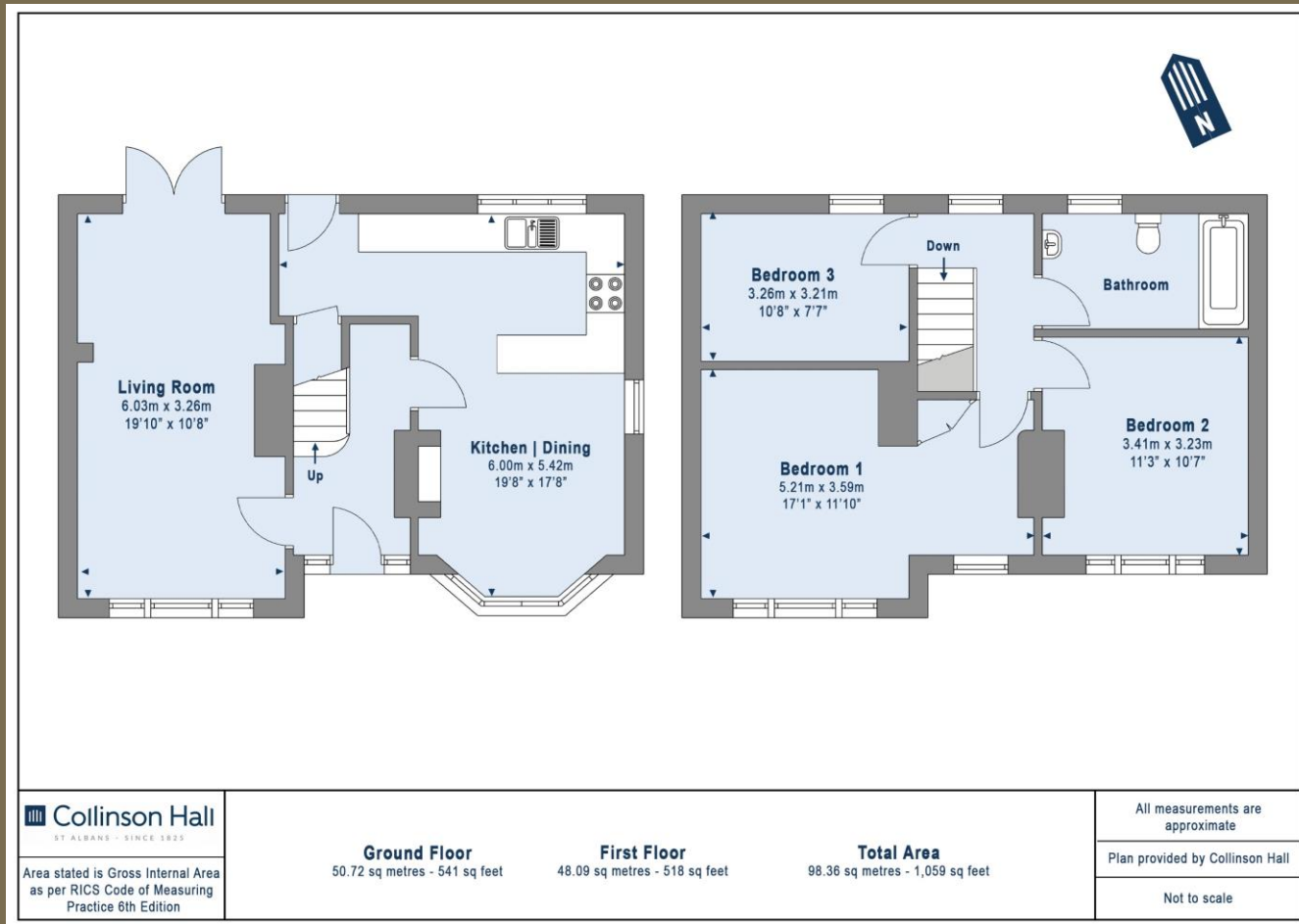
Bedroom 3 3.26m x 3.21m (10'8" x 10'6").

Garden

Driveway







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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