





A CHARMING PERIOD PROPERTY located to the east side of St. Albans city centre and perfectly placed for a short walk to St. Albans Thameslink Station, **EXCELLENT SCHOOLING** and the vibrant hustle and bustle of Hatfield Roads' collection of shopping facilities, bars and eateries.

Guide Price: £600,000

This charming bay-fronted character property offers versatile accommodation throughout and comprises, on the ground floor, living room with feature fireplace, dining room, kitchen and bathroom. To the first floor, there are three well proportioned bedrooms. Outside there is a beautiful cottage style garden generously stocked and offering great seclusion and has the advantage of gated rear access. This wonderful home lends itself to further extensions and a loft conversion, like many in the area, subject to the necessary consents.

EPC Rating: D 68
Council Tax Band: D





Entrance

Living Room 3.73m x 3.56m (12'3" x 11'8").

Dining Room 3.88m x 3.56m (12'9" x 11'8").

Kitchen 3.29m x 2.23m (10'10" x 7'4").

Bathroom

Bedroom 1 3.56m x 3.20m (11'8" x 10'6").

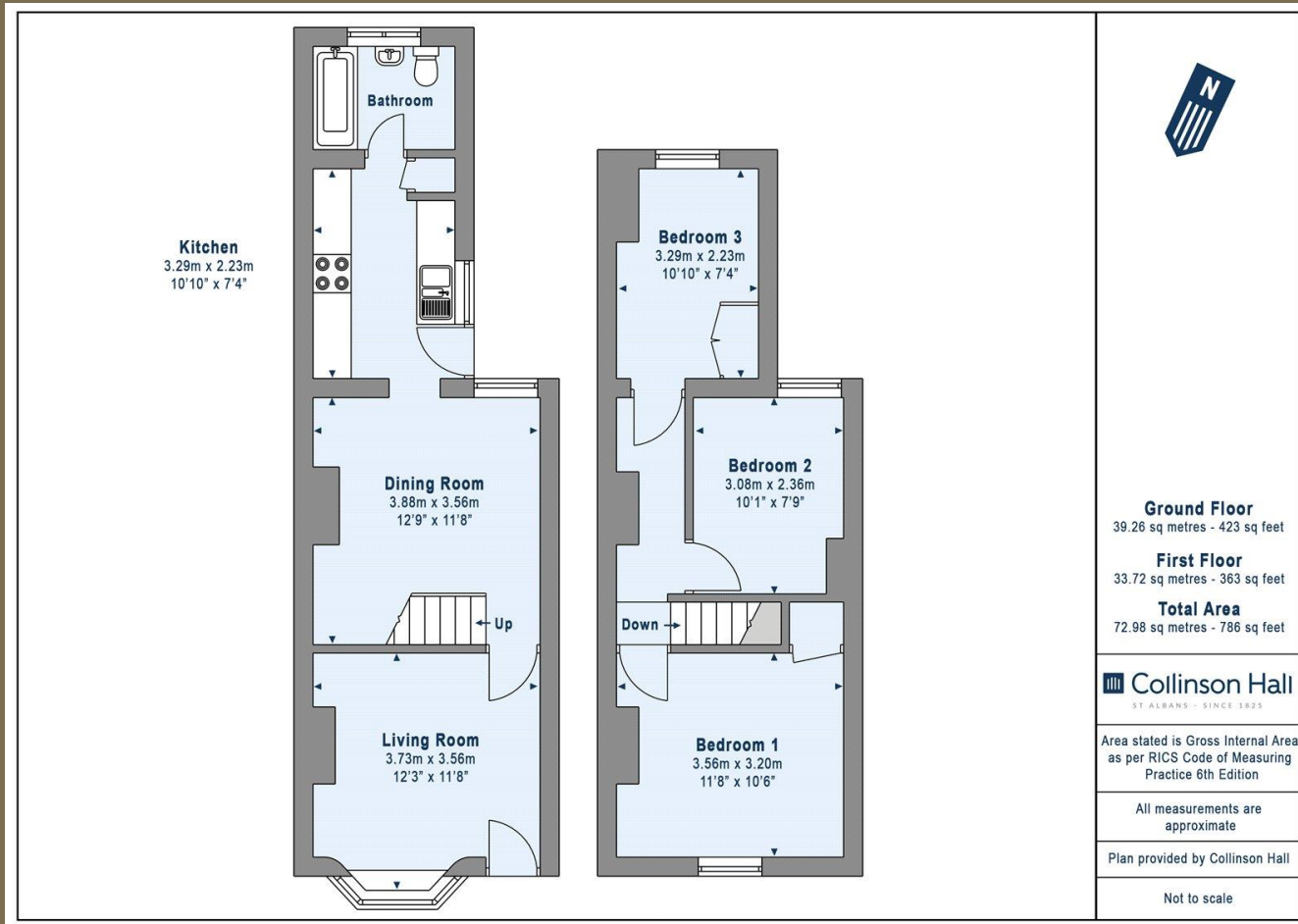
Bedroom 2 3.08m x 2.36m (10'1" x 7'9").

Bedroom 3 3.29m x 2.23m (10'10" x 7'4").

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