





A beautifully presented PERIOD PROPERTY, situated in a PRIME LOCATION just off St.Albans vibrant City Centre, on a POPULAR PRIVATE TREE LINED ROAD, offers spacious living space exceeding 850 square feet.

Offers Over: £600,000

On entering this charming home, you are greeted with a generous open-plan lounge dining room with an attractive fireplace and stripped wood flooring. The kitchen is a great size, providing ample natural light and benefitting from plenty of storage and fitted appliances. There are doors leading to the secluded south-facing courtyard with raised flower beds and fitted outdoor seating, which is ideal for those who enjoy al fresco dining. Upstairs there are two bedrooms with ample storage fitted in both and a first-floor bathroom. Furthermore, the loft has been opened as additional space by the previous owners and, while not in accordance with current regulations, offers some valuable extra space. Outside the property benefits from gated rear access back out to Oster Street, a tree lined avenue, highly regarded by local residents.

EPC Rating: TBC
Council Tax Band: D





Entrance

Living/Dining Room 7.49m x 3.62m (24'7" x 11'11").

Kitchen 5.81m x 2.19m (19'1" x 7'2").

Bedroom 1 3.64m x 3.62m (11'11" x 11'11").

Bedroom 2 2.72m x 1.92m (8'11" x 6'4").

Bathroom

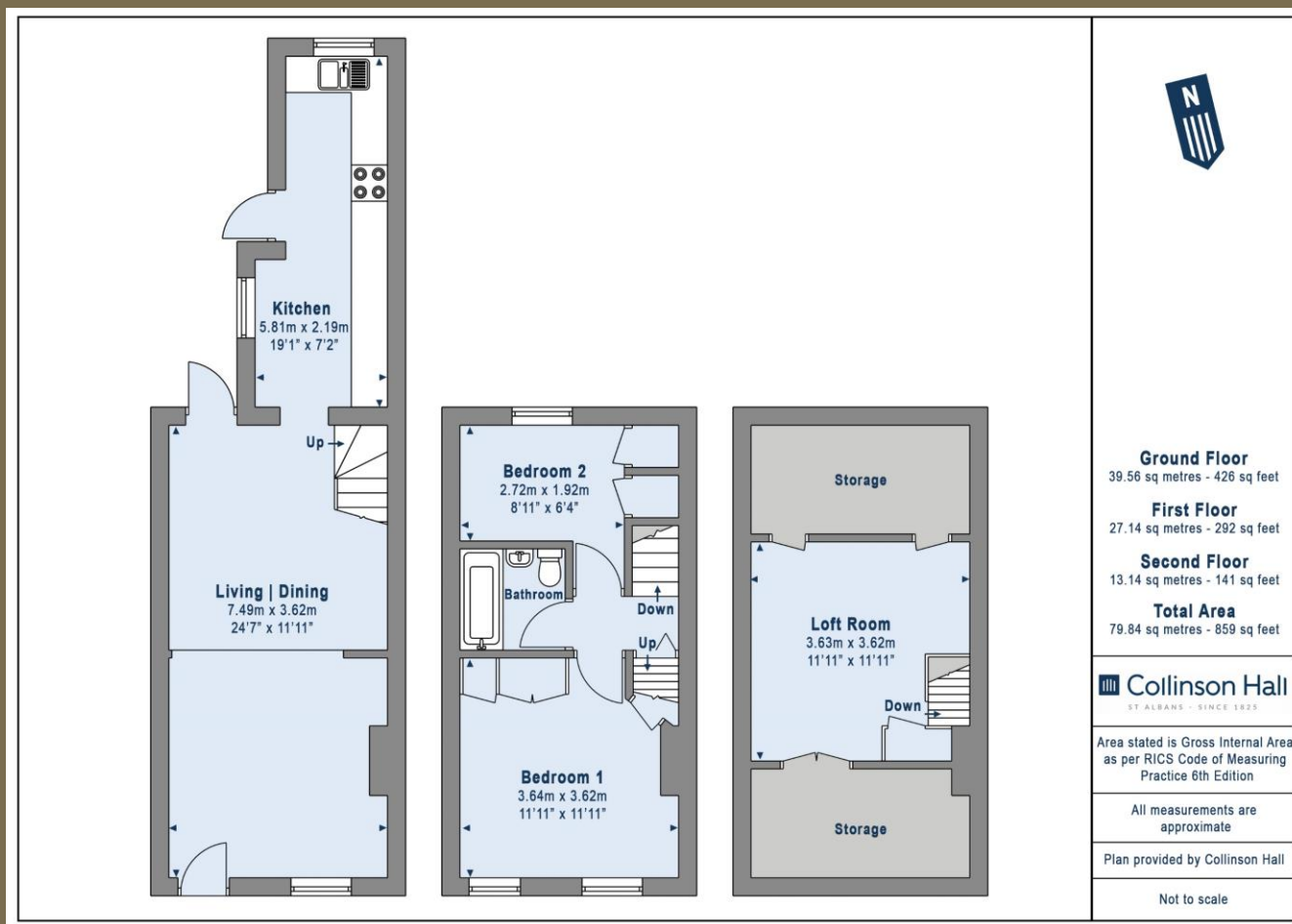
Loft Room 3.63m x 3.62m (11'11" x 11'11").

Storage

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.



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