



Collinson
Hall

Liverpool Road, St. Albans, Hertfordshire, AL1 3UJ





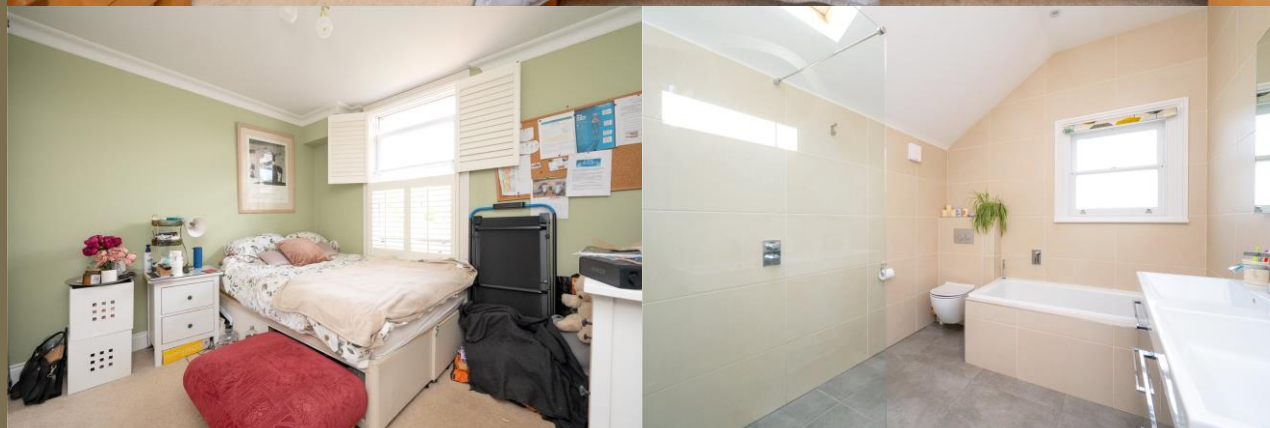
A beautifully presented 3 bedroom bay fronted period property situated within a prime and central location close to the vibrant city centre and a short walk to the mainline railway station.

EPC Rating E

Council Tax F

Guide Price: £900,000

A beautifully presented 3 bedroom bay fronted period property situated within a prime and central location close to the vibrant city centre and a short walk to the mainline railway station. The property offers a versatile floorplan and benefits from approximately 1400 square feet of immaculately presented accommodation arranged over four levels. On the ground floor there is a welcoming entrance hall, guest cloakroom, bay fronted sitting room with double glazed sash windows and bespoke fitted shutters, dining room, and a modern stylish kitchen. The lower level opens to a large basement with good head height which would make an ideal home office. On the first floor, there are two double bedrooms and a stylish four piece bathroom suite with shower and bath. The loft has been converted to provide a third bedroom which benefits air conditioning, additionally there is an ensuite shower room. Externally, there is a beautifully maintained rear garden enjoying an East facing aspect.











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