









**An exquisite BAY-FRONTED PERIOD RESIDENCE**, enviably positioned on one of the most **PRESTIGIOUS ROADS** in St. Albans, **JUST MOMENTS** from the vibrant city centre and the mainline station offering swift access to London St. Pancras.

**Guide Price: £1,000,000**

This charming home offers spacious accommodation arranged over three floors and includes a comfortable bay fronted lounge, spacious open plan kitchen/dining room and stylish cloakroom. From the kitchen French doors open onto a well tended and secluded rear garden with patio area and gated rear access. The first floor comprises of a generous main bedroom with added study area, formerly an en-suite, a good size second bedroom and a recently fitted bathroom suite with bath and separate shower. The top floor offers a further spacious room with skylights to the rear offering pleasant views. All in all this beautiful character home, positioned in the heart of St. Albans offers over 1200 square feet of charming living space and offers the very rare benefit of tandem off street parking for potentially two vehicles.

EPC Rating: TBC  
Council Tax Band: F







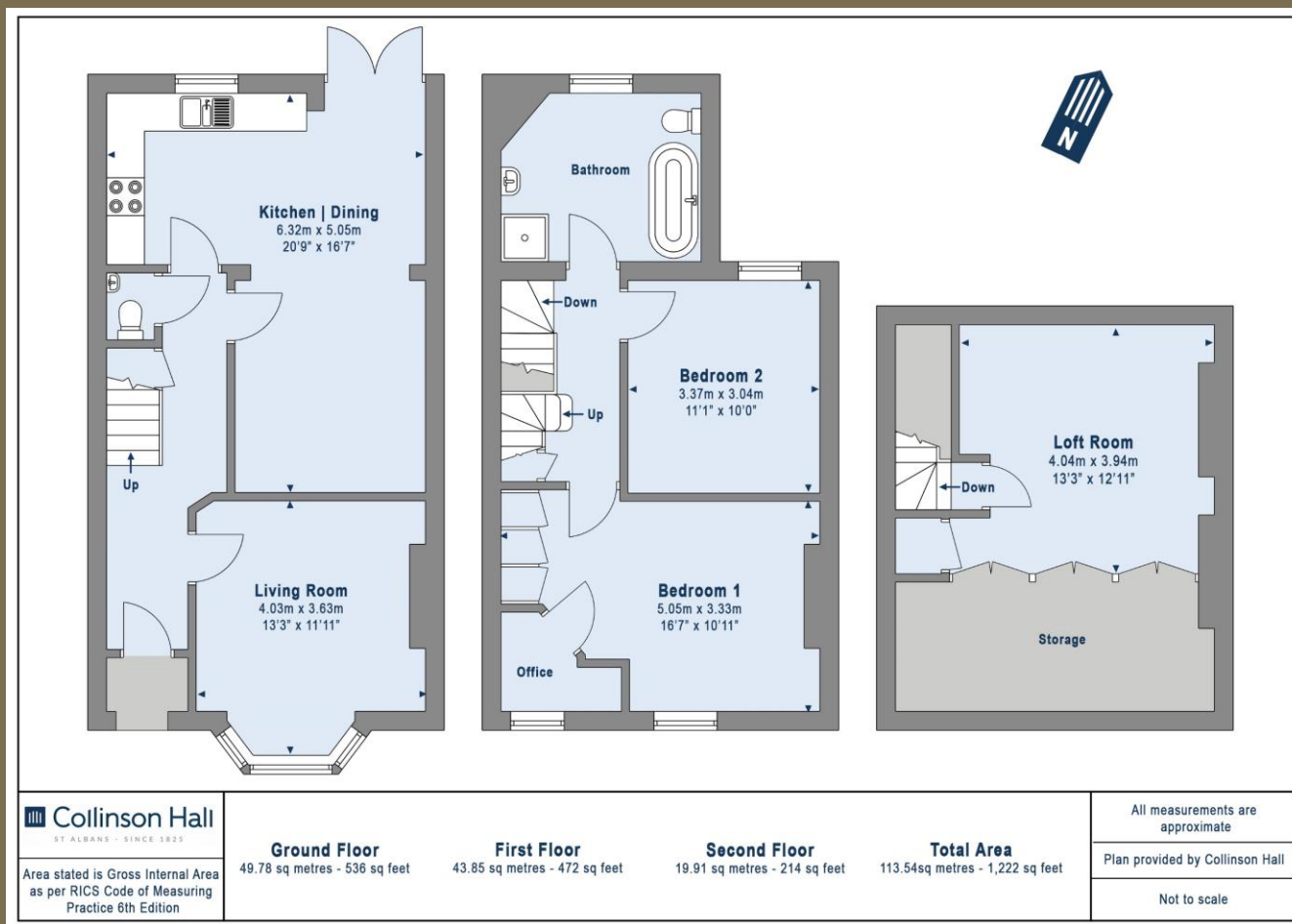












#### PLEASE NOTE

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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