









**A DELIGHTFUL example of a much-loved FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, enviably positioned IN THE HEART OF ST ALBANS, with the vibrant City Centre and mainline station both within easy reach.**

**Offers Over: £950,000**

This exceptional Victorian residence, enhanced by the valuable addition of approved planning permission for further extension, presents an outstanding opportunity in one of the area's most sought-after settings. Spanning four floors and boasting approximately 1,365 sq ft of elegant living space, the property seamlessly combines period charm with modern sophistication. The ground floor features a welcoming entrance hall, two generously proportioned reception rooms, and a beautifully appointed kitchen that opens onto a spacious and wonderfully secluded garden, complete with gated side access. A fully usable basement provides additional versatile space, ideal for a study, playroom or further storage. The first floor hosts three well-sized bedrooms and a recently fitted contemporary bathroom, finished to a high standard. The loft has been thoughtfully converted to create a superb principal bedroom suite, complemented by a stylish en-suite shower room. A truly impressive home that successfully blends character, comfort and future potential.

EPC Rating: D 58  
Council Tax Band: E







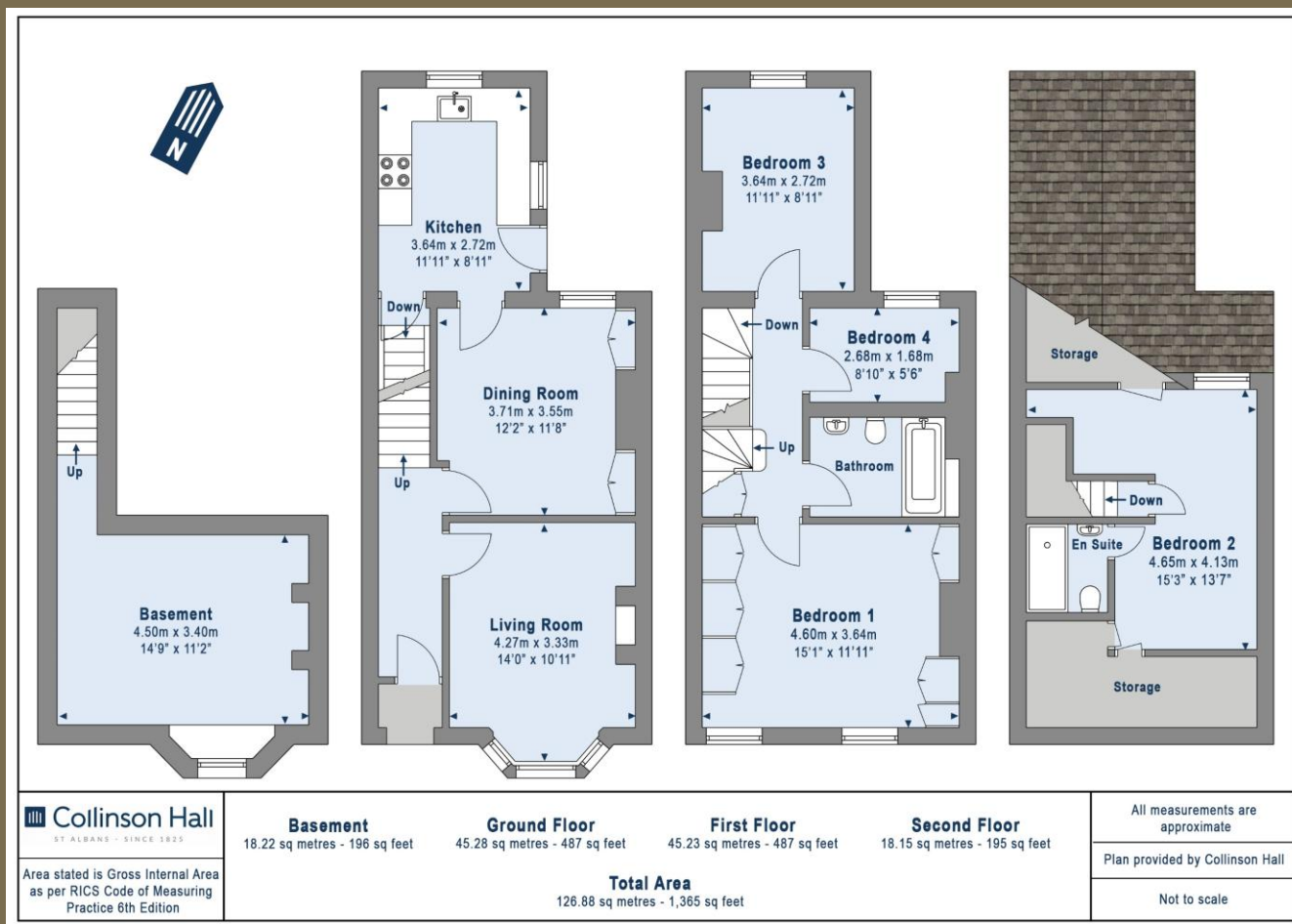












#### PLEASE NOTE

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