



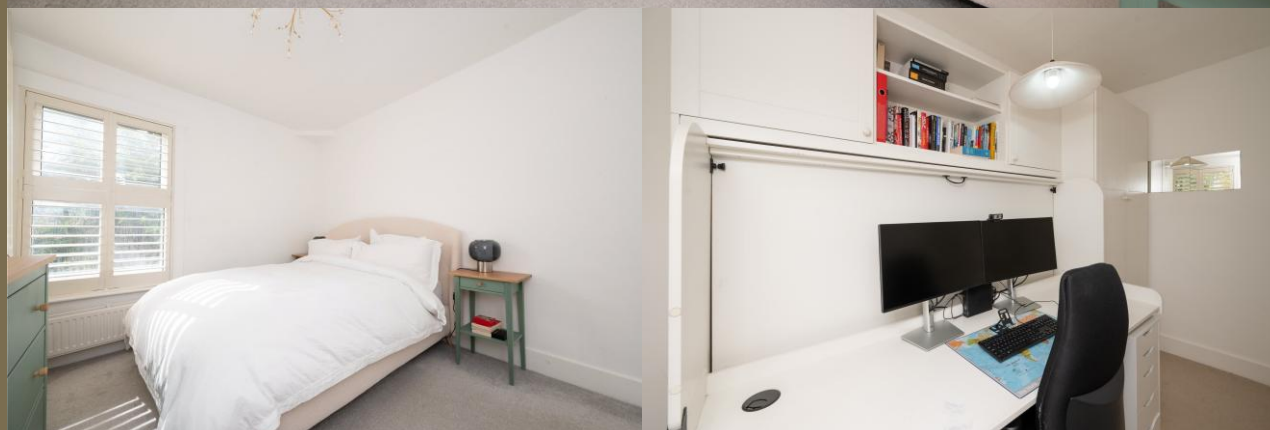


A delightful TWO-BEDROOM PERIOD PROPERTY located within the sought-after Garden Fields CONSERVATION AREA, just moments from the VIBRANT ST ALBANS CITY CENTRE, with its wide selection of bars, restaurants, and shopping facilities. The property is also within EASY WALKING DISTANCE of St Albans City station, well-regarded local schools including Aboyne Lodge School, and a range of amenities, including the Cathedral.

Guide Price: £487,500 Freehold

This charming, terraced home offers 639 sq ft of beautifully presented living space, arranged over two floors, and benefits from a first-floor bathroom. The ground floor features a spacious and inviting lounge/diner, enhanced by characterful sash-style windows and a feature fireplace, flowing seamlessly through to a well-appointed kitchen with direct access to a generous rear garden. Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, sash-style windows, and fitted shutters, alongside a stylish and elegant bathroom suite. The south-west-facing garden is a particular highlight, enjoying abundant natural light and offering excellent potential for extension, subject to the usual consents.

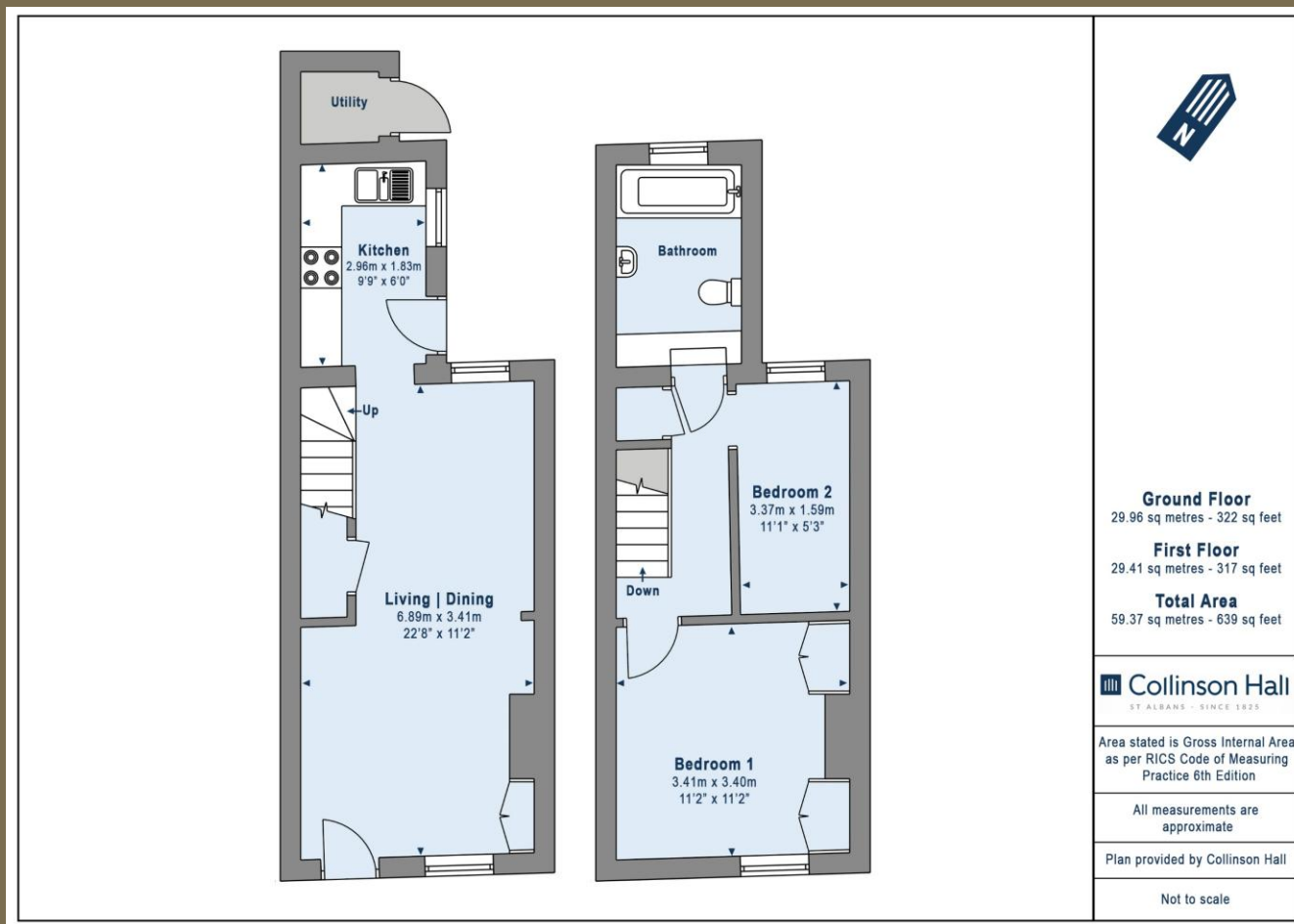
EPC Rating: D 60
Council Tax Band: D











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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