

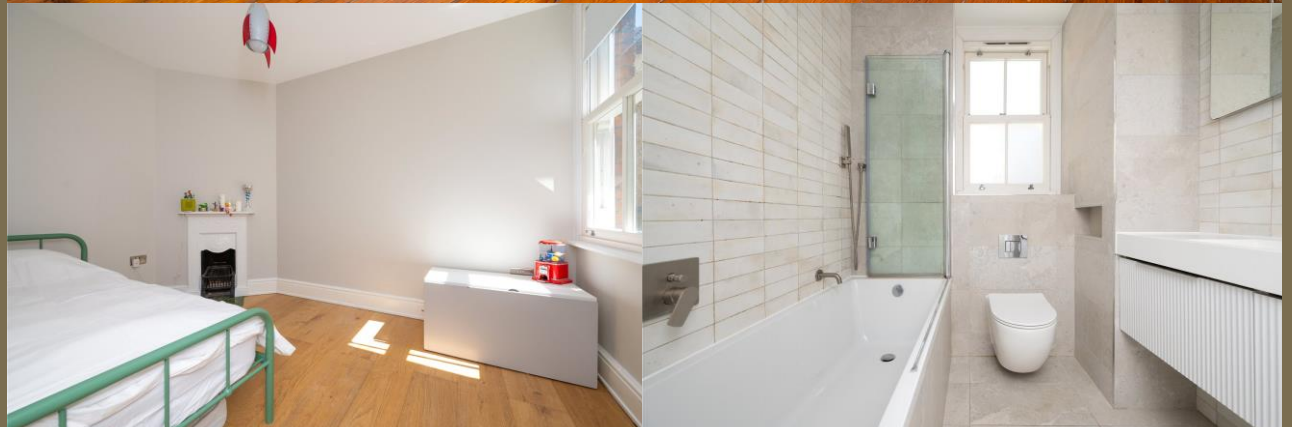




A REMARKABLE centrally located VICTORIAN HOME, beautifully updated throughout while retaining an abundance of PERIOD CHARM. Boasting a STUNNING KITCHEN, an unusually large garden complete with a garden room, this EXCEPTIONAL PROPERTY perfectly balances CHARACTER AND CONTEMPORARY LIVING. Situated within a PRIME CONSERVATION AREA, it is ideally positioned for easy access to the city centre, mainline station, and highly regarded local schools, making it a TRULY OUTSTANDING family home.

Guide Price: £1,400,000

The ground floor is centred around an impressive open-plan kitchen/living space, forming the true heart of the home. This expansive and light-filled area is ideal for both everyday living and entertaining, with a contemporary kitchen layout flowing seamlessly into a comfortable seating area. To the front, a separate lounge provides a more formal and cosy retreat, while a well-proportioned dining room offers an ideal setting for gatherings. A cloakroom and additional storage complete the ground floor accommodation.





Upstairs, the property continues to impress with three well-sized bedrooms, including a particularly spacious principal bedroom. These are served by a stylish and well-appointed family bathroom, all accessed from a central landing. Externally, the home benefits from a generous rear garden, featuring a versatile garden room that can be used as a home office or studio.

Further enhancing the appeal, the property benefits from approved planning permission for a loft conversion, offering the opportunity to create an additional bedroom (full details can be found on the St Albans Planning Portal under reference 5/2021/0894).

Combining elegant proportions with modern open-plan living and exciting scope for future expansion, this is a superb home ideally suited to growing family life.

EPC Rating: TBC  
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.



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