





**ENRICHED WITH HISTORY DATING** back to the early 1700s, this **DISTINCTIVE GRADE II LISTED PERIOD HOME** occupies a prime position on the **CHARMING FISHPOOL STREET**, at the edge of St Michael's Village. Full of **CHARACTER AND ARCHITECTURAL INTEREST**, the property is arranged across **THREE GENEROUS FLOORS**, a beautifully **LANDSCAPED GARDEN**, and benefits from the rare addition of **secure OFF-STREET PARKING** to the rear.

**Guide Price: £1,700,000**

The property is entered via a partially glazed door into a welcoming hallway, leading through to an impressive living room. This elegant space features three sash windows to the front, a striking fireplace, and exposed beams that highlight its heritage. To the rear, the kitchen and dining area serve as the heart of the home, enhanced by a vaulted atrium ceiling, ample natural light, and double doors opening directly onto the garden. The kitchen is thoughtfully designed with a range of quality fitted units, work surfaces, and integrated appliances. An inner lobby provides access to a cloakroom/WC and a separate utility room, complete with additional storage, a sink, and space for appliances.





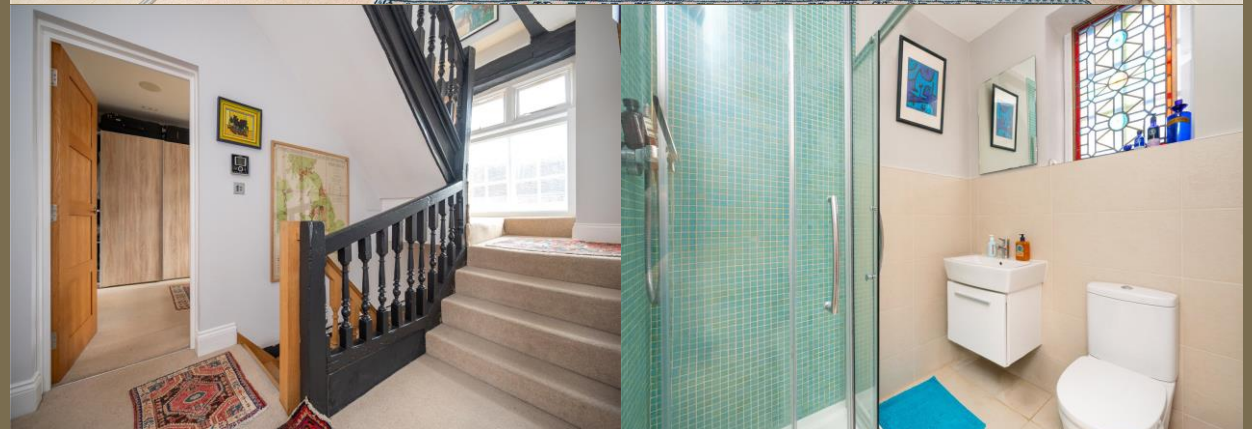
On the first floor, the landing offers built-in storage and access to the upper level. The principal bedroom is particularly spacious, featuring two sash windows and a well-finished en-suite shower room. A second large double bedroom also benefits from its own en-suite bathroom.

The top floor comprises two further bedrooms, both generously sized and each enjoying private en-suite facilities.

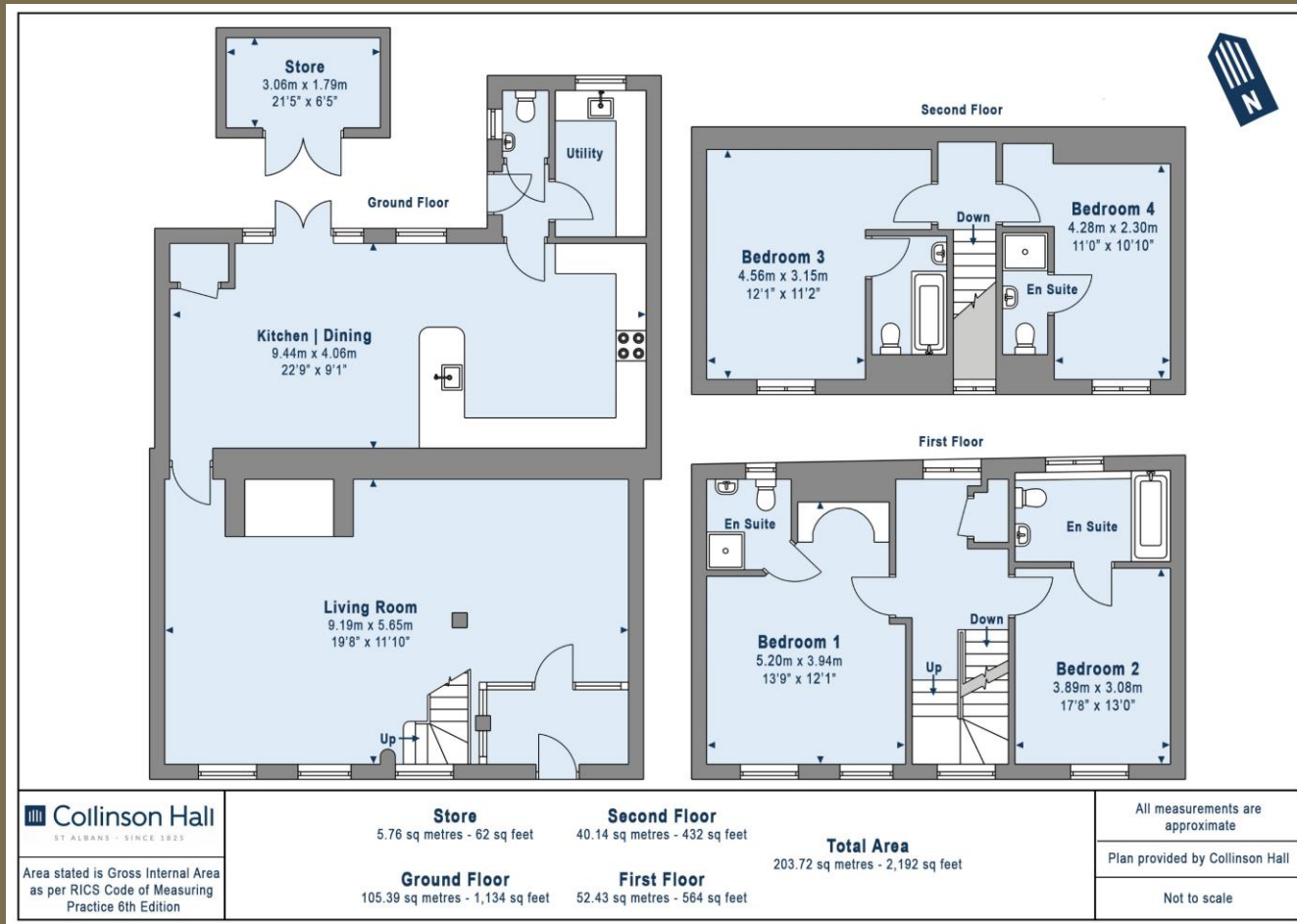
Outside, the rear garden has been attractively landscaped to create a peaceful, inviting setting ideal for both relaxation and entertaining. It features a patio area, lawn, and a variety of established plants. A secure rear gate leads to private off-street parking for two vehicles, accessed via Branch Road. Ideally located, the property is within easy reach of well-regarded schools, traditional pubs, and the expansive green spaces of Verulamium Park and its lakes, offering a unique combination of period charm and contemporary convenience in one of St Albans' most sought-after areas.

EPC Rating: 72 C

Council Tax Band: H







**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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