





A delightful VICTORIAN CHARACTER PROPERTY, positioned within a HIGHLY SOUGHT-AFTER AND CENTRAL LOCATION, equidistant to St. Albans vibrant city centre with a wealth of amenities and St. Albans mainline station, providing fast and regular connection to London St. Pancras.

Guide Price: £825,000

This beautiful home offers far more space than first meets the eye, extending to over 1,300 sq. ft. of characterful accommodation arranged across three floors. Upon entering, a welcoming hallway leads through to a generously proportioned lounge/dining room, enhanced by attractive wood flooring and a striking feature fireplace, creating a warm and inviting living space. The kitchen is equally impressive in size, offering ample room for informal dining, excellent storage, rustic wooden worktops, and a traditional Butler sink that perfectly complements the home's charm. Additional accommodation includes a highly useful basement level, while the first floor hosts three genuine double bedrooms and a spacious, well-appointed bathroom featuring both a bath and separate shower. Externally, the property enjoys a private rear garden with a patio terrace and lawned area, together with gated side access.

Liverpool Road is a no-through road and falls within the residents' permit parking scheme and is positioned within a short walk to St. Albans Thameslink station and all city centre amenities.

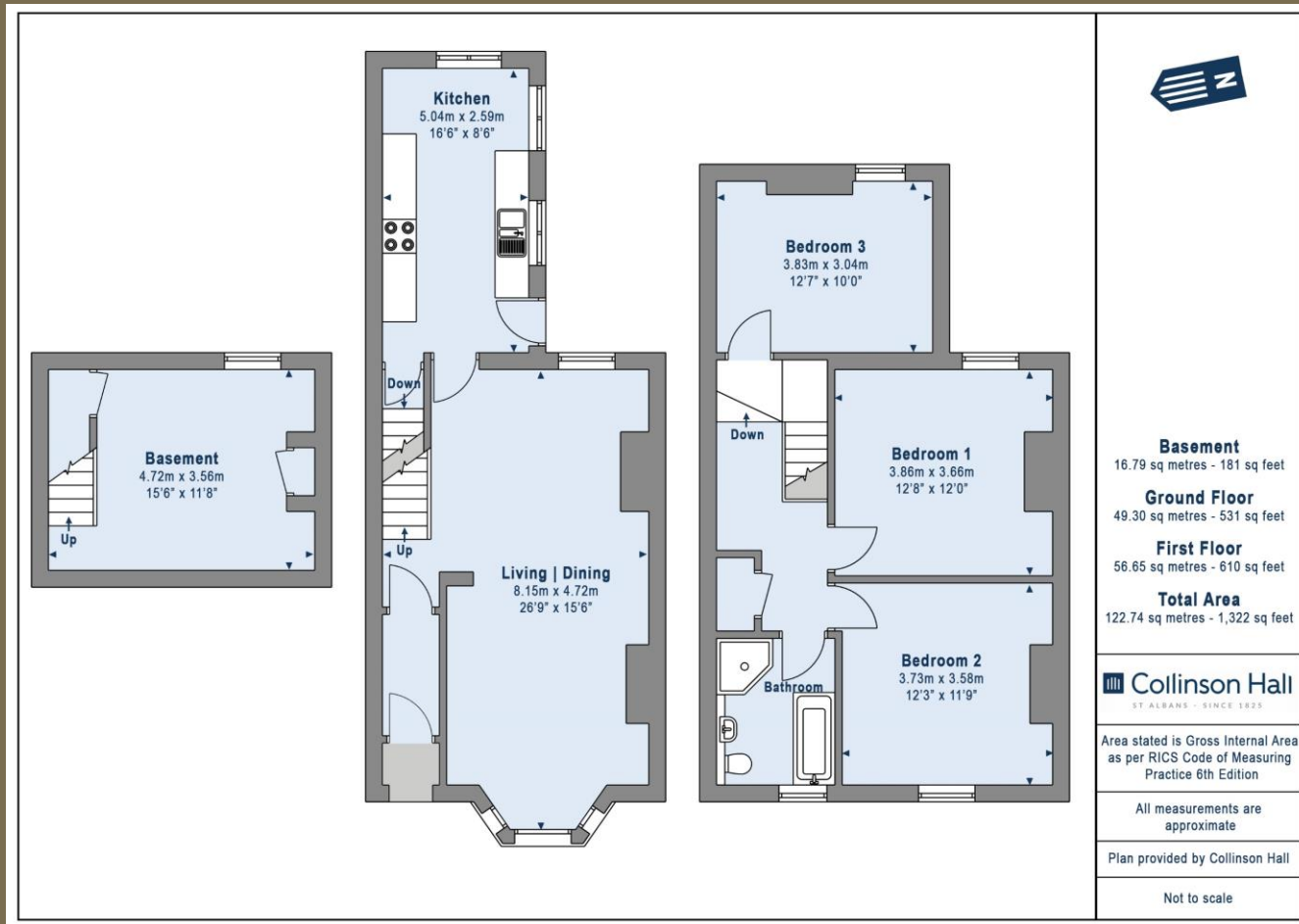
EPC Rating: TBC
Council Tax Band: E











Collinson Hall
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area as per RICS Code of Measuring Practice 6th Edition

All measurements are approximate

Plan provided by Collinson Hall

Not to scale

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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