





A CHARMING PERIOD PROPERTY nestled within a highly desirable street in the **CENTRAL CONSERVATION AREA** of St. Albans with the vibrant city centre, Verulamium Park and Cathedral all on your doorstep.

Offers in Excess Of: £700,000

This extended semi-detached home offers generous accommodation having benefitted from a double storey side extension some years ago and now offers over 860 square feet of living space arranged over two floors. There are two good size reception rooms and a spacious kitchen while upstairs there are three generously proportioned bedrooms and a first floor bathroom. The loft has been converted to offer a lovely little den currently serving as an additional TV room. There is also access to a secondary loft via the bedroom, which has been fully boarded to provide excellent additional storage. Outside as you would expect is a delightful garden with a southerly aspect, perfect for entertaining and gated side access.

Albert Street enjoys a highly convenient location, just a short five-minute walk from the vibrant city centre, offering an excellent selection of shops, restaurants, cafés, and leisure amenities. St Albans City mainline railway station is also within easy reach, approximately a 15-minute walk away, providing fast and frequent services into London St Pancras. For those who enjoy outdoor recreation, the beautiful Verulamium Park and the popular Westminster Lodge Leisure Centre are both within a five-minute walk.

EPC Rating: D 54

Council Tax Band: D

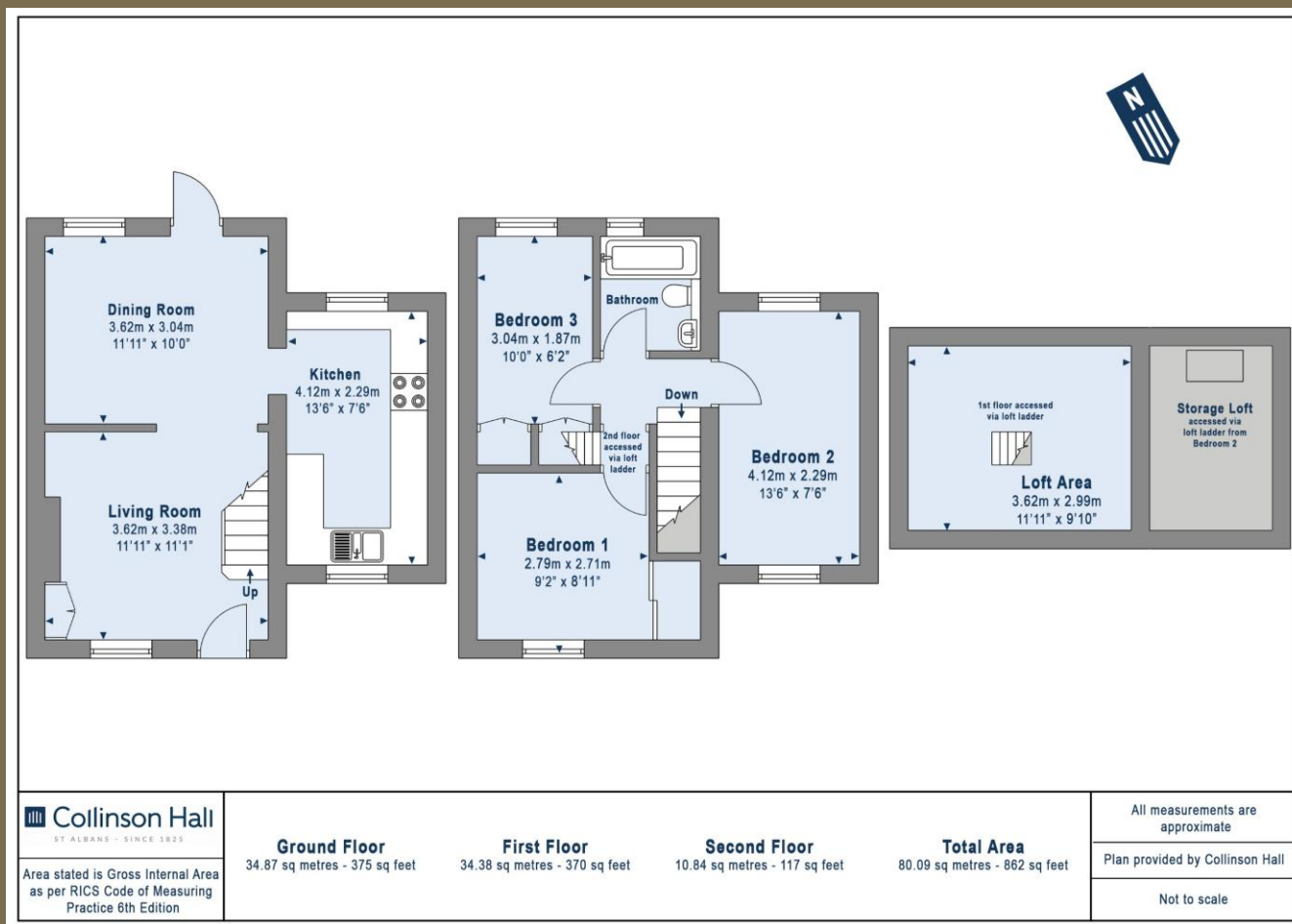




HAPPY HOUR







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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk