





This charming **CHARACTER COTTAGE** is located in one of the most historic areas of St Albans. Perfect for **EASY ACCESS TO BOTH ST ALBANS STATIONS**, with excellent links to London.

Within walking distance to the **CITY CENTRE**, **VERULAMIUM PARK**, Westminster Lodge leisure centre, and the many restaurants and pubs that St Albans has to offer. With **FRONT and BACK GARDENS**. **BEAUTIFULLY PRESENTED** and a perfect blend of **CHARACTER FEATURES** and **MODERN APPLIANCES**. This stunning property is one not to miss.

Asking Price: £625,000

We enter the property, past the delightful front garden and into the living room with its high ceilings and stunning feature fireplace, and on to the separate dining room with a feature red brick fireplace and wall. From here, we find the spacious kitchen, in a shaker style, with Velux windows that fill the room with light.

On the first floor, you will find the sizeable principal bedroom, with an original fireplace and feature wall, a further double bedroom with built-in storage, and the stylish family bathroom.

There is a handy loft room on the second floor, which is bright and airy, with plenty of under-eaves storage, and is currently being used as an additional bedroom.

Externally we find a lovely low maintenance layered rear garden, a pretty front garden with railings. This gorgeous cottage is as spacious as it is charming. Do not miss out!





GROUND FLOOR

Living Room 3.70m x 3.36m (12'2" x 11').

Dining Room 3.70m x 3.56m (12'2" x 11'8").

Kitchen 3.56m x 3.51m (11'8" x 11'6").

FIRST FLOOR

Bedroom 1 3.70m x 3.36m (12'2" x 11').

Bedroom 2 3.56m x 2.12m (11'8" x 6'11").

Bathroom

SECOND FLOOR

Loft Room 3.31m x 2.93m (10'10" x 9'7").

Under Eaves Storage







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.