



Temperance Street, St Albans, AL3



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Guide price £665,000

Key Features

- Cathedral Quarter Conservation Area
- Beautifully Presented Throughout
- Versatile Basement Room/Home Office
- Stylishly Appointed Integrated Kitchen
- Sitting Room With Fireplace
- Dining Room
- West-Facing Courtyard Garden
- Residents Permit On Street Parking
- Two Good Sized Bedrooms
- Sought-After Cul-De-Sac
- Upstairs Bathroom
- Close to City Centre, St Albans Cathedral & Mainline Station
- New Roof Added 2026
- Period Features





Situated within the highly regarded Old Conservation Area, this property offers a rare opportunity to acquire a home in one of the city's most desirable and historic locations, close to the city centre, St Albans Cathedral and convenient for access to the mainline station into central London.



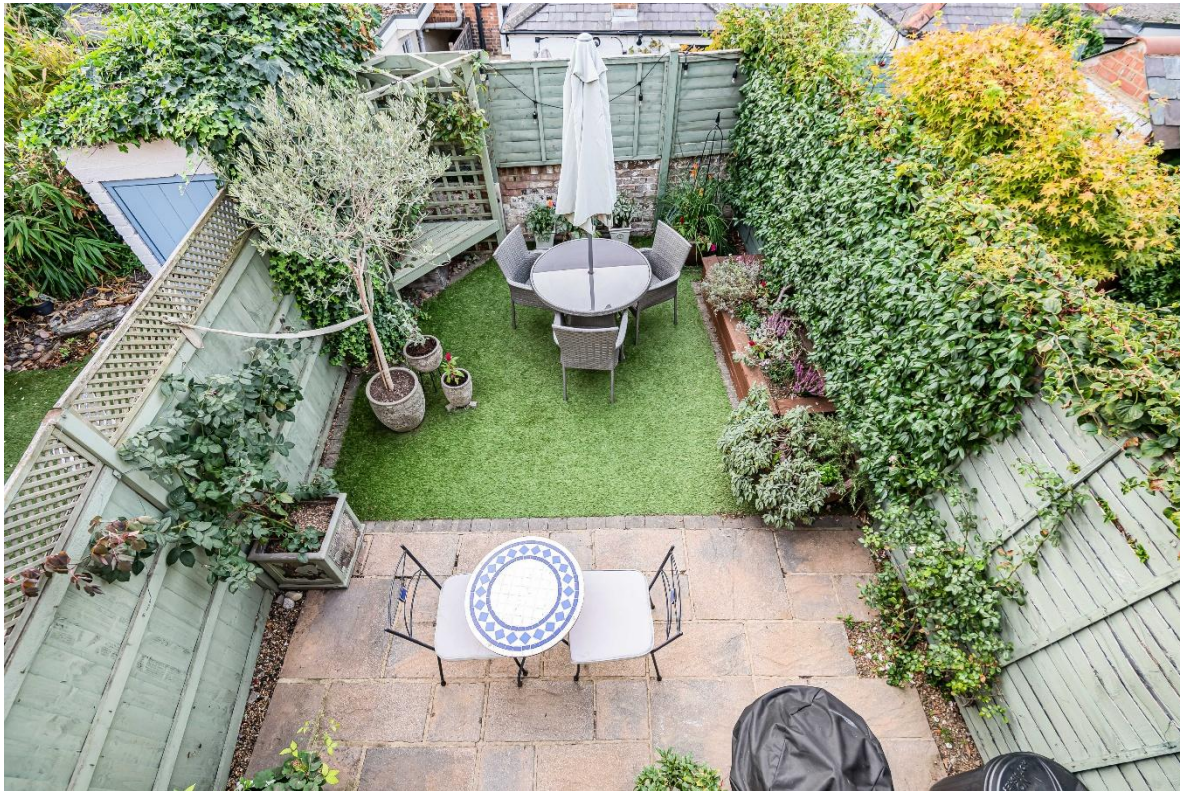
This fine example of a period cottage has an open plan 20ft sitting/dining room, defined into two areas, with a wood burning stove and stairs leading to both first and lower ground floors. To the rear of the property is a well-appointed modern kitchen which opens to the garden, which is a private west facing courtyard garden with a storage shed. The lower ground floor basement has been converted to provide a versatile room with good head height and a perfect home office/hobbies room or occasional bedroom.

On the first floor are two good sized bedrooms and a family bathroom with a rear aspect skylight providing plenty of natural light.

The historical city of St Albans provides for a comprehensive range of shopping and leisure facilities. Locally there is an excellent selection of schooling; both state and private. The property is close to St Albans Abbey and Verulamium Park and the surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

For the commuter, there is a fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) with interconnecting Eurostar service direct to Brussels, Paris & Amsterdam. The M25 is available at junction 21A connecting to the national motorway network.





Approximate Gross Internal Area 813 sq ft - 75 sq m

Lower Ground Floor Area 128 sq ft – 12 sq m

Ground Floor Area 357 sq ft – 33 sq m

First Floor Area 328 sq ft – 30 sq m



Lower Ground Floor

Ground Floor

First Floor



Northwood St Albans

01727734550

stalbens@northwooduk.com