

Connells

Church Street
St. Albans

Church Street
St. Albans AL3 5NG

for sale guide price
£485,000







Property Description

Arranged over two floors, the property offers approximately 642 sq ft of inviting accommodation, with character details and a comfortable layout that makes the most of the space.

At the heart of the home is a spacious lounge/dining room, where sash-style windows and a feature fireplace create a welcoming setting for quiet evenings and entertaining alike. The adjoining kitchen is well appointed and opens directly onto the rear garden, making outdoor dining an appealing option during the warmer months.

The first floor hosts two well-proportioned bedrooms and an elegant bathroom. Built-in wardrobes, fitted shutters and sash-style windows lend the principal bedroom both practicality and charm.

Outside, the generous south-west facing garden provides a lovely extension to the living space, with room to relax, entertain and enjoy the sunshine. There is also scope to extend the property, subject to the necessary permissions and conservation area consents.

Location

With the shops, restaurants and cafés of St Albans city centre just moments away, this is a home that places city life within easy reach. The Cathedral, well-regarded schools including Aboyne Lodge, and St Albans City station are all within walking distance, adding to the appeal of this sought-after location.

Agent Note

Please note: An AML fee is payable by the buyer once an offer has been accepted. This covers the cost of the required identity and anti-money laundering checks. Once completed, the fee is non-refundable, even if the purchase does not proceed.

Lounge
22' 7" x 11' 2" (6.88m x 3.40m)

Kitchen
9' 9" x 6' (2.97m x 1.83m)

Bedroom One
11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom Two
11' 1" x 5' 3" (3.38m x 1.60m)



















Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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