

Grange Street, St. Albans, AL3

Fullbrook & Floor
estate agents



Key Features

- Spacious Character House
- Three Good-Sized Bedrooms
- Highly Sought-After Location
- Walk To City Centre And Station
- Entrance Hallway
- Large Living/Dining Room
- Spacious Kitchen
- Useful Cellar
- Well-Kept Garden With Garden Room
- Close To Excellent Schools

The Property

A spacious, well-presented three bedroom period cottage, benefiting from a wonderful garden room, situated in the highly sought-after ‘Garden Fields’ conservation area, within a short walk of the city centre, mainline station, and excellent local schools.

This extended character home, offers beautifully presented accommodation throughout to include an entrance hallway, large open-plan living/dining room, a large kitchen breakfast room, ground floor W.C, three good-sized bedrooms and a first-floor bathroom.

Further benefits include a large front to back cellar providing excellent storage, plus a useful loft area accessed via a pull-down ladder in the main bedroom. To the rear is a well-kept garden leading to a spacious garden room.

Grange Street is situated in St Albans city centre, within walking distance of mainline station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted.

Additional Information:
The property was underpinned in 2001. Certification for the works available.

Viewing highly recommended.

Guide £765,000



















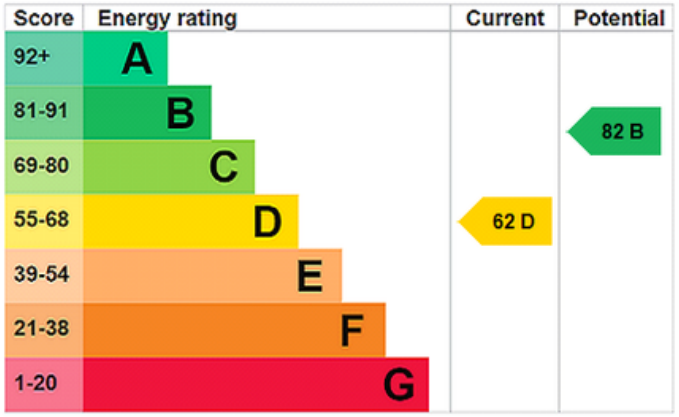

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Total area: approx. 117.3 sq. metres (1262.1 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication.
Tot.Sqft is EXCLUDING Garden Room.
Plan produced using PlanUp.

Disclaimer:
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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