



**Mercers Row, St. Albans, AL1 2QT**

**welcome to**

**Mercers Row, St. Albans**

Nestled in a sought-after location this attractive three-bedroom end of terrace home offers the perfect blend of comfort, convenience, and potential.



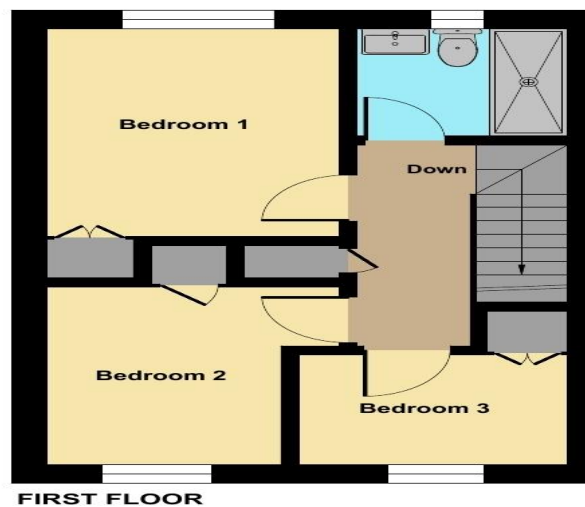
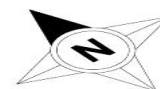
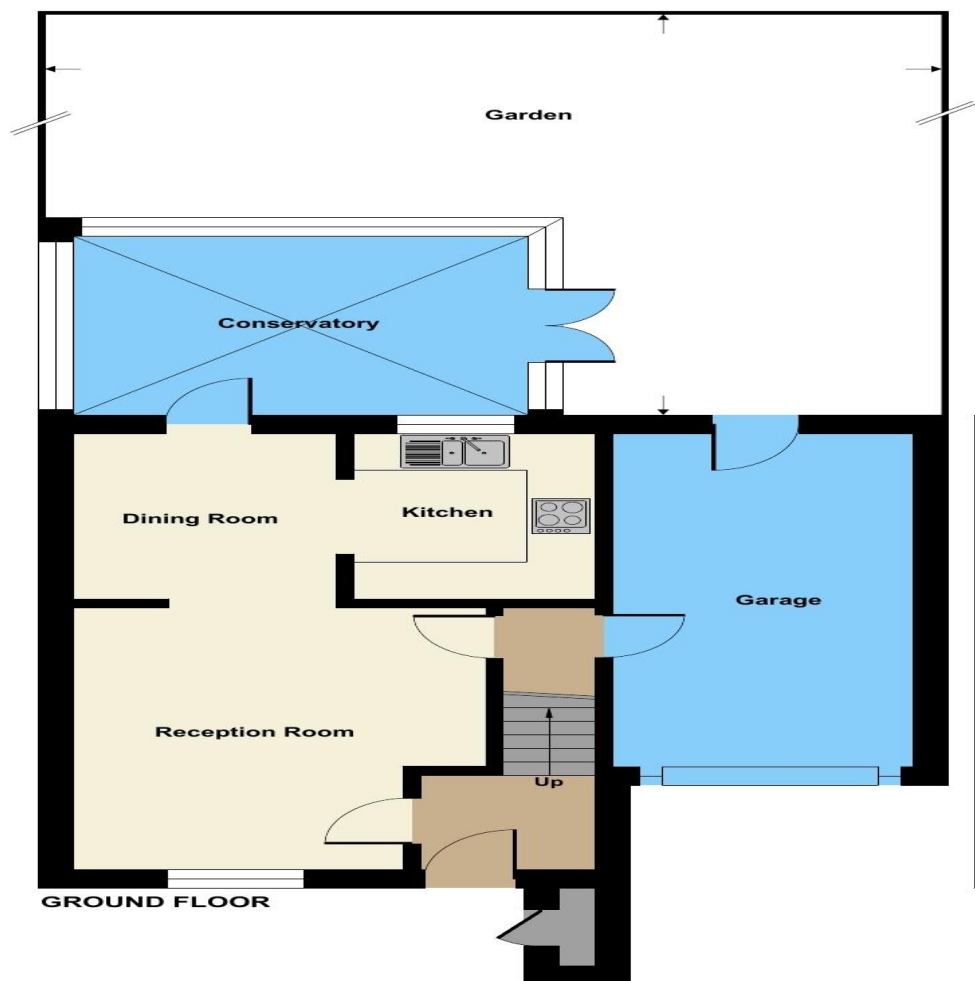
## Mercers Row, St. Albans, AL1

Approximate Area = 831 sq ft / 77.2 sq m (excludes store)

Garage = 153 sq ft / 14.2 sq m

Total = 984 sq ft / 91.4 sq m

For identification only - Not to scale



### Reception Room

14' max x 11' 5" max ( 4.27m max x 3.48m max )

### Kitchen

9' 2" x 6' 11" ( 2.79m x 2.11m )

### Dining Room

8' 10" x 7' 6" ( 2.69m x 2.29m )

### Bedroom 1

11' 3" x 8' 5" ( 3.43m x 2.57m )

### Bedroom 2

9' 10" max x 8' 4" max ( 3.00m max x 2.54m max )

### Bedroom 3

7' 8" x 6' ( 2.34m x 1.83m )

### Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for William H Brown. REF: 1374567

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## Mercers Row, St. Albans

- 3 Bedroom End of Terrace
- Garage & Driveway
- No Upper Chain
- 0.3 Miles from St Albans Abbey Station
- 0.3 Miles from Abbey View Retail Park

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106007](http://williamhbrown.co.uk/Property/ALB106007)



Property Ref:  
ALB106007 - 0002

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