



2 Bedrooms



1 Bathroom



1 Reception Room



On-Street Parking



Private Rear Garden



EPC Band D

Council Tax

Band: F £3,112.94

Local Authority

St Albans City & District Council



Fishpool Street, St. Albans, AL3 4RX  
Guide Price £700,000 Freehold



## Fishpool Street, St. Albans, AL3 4RX

Situated in the heart of the Conservation area within close walking distance of the City centre and Verulamium Park, this stunning Grade II listed period property has a quality and immaculately presented interior.

- Beautifully Presented Grade II Listed Home with Delightful Views
- Conservation Area Location
- Contemporary Kitchen/Dinning Room with Integrated Appliances
- Two Bedrooms
- Approved Planning Permission for Loft Conversion + Garden Building
- Private Rear Garden
- Close to St Albans City Centre & Verulamium Park

### Description

Situated in the heart of the conservation area with views over the park, this immaculately presented cottage has all the charm and character of a period property whilst having a modern and quality finished interior. Upon entry, the inviting living room features a striking open fireplace, complemented by bespoke fitted units in the recesses. To the rear, the stylish kitchen and dining area boasts a range of wall and base cabinets, quartz countertops, a built-in larder, feature inset lighting, a water softener, and an array of integrated appliances. To the first floor, there are two sizeable bedrooms; the principal bedroom featuring fitted wardrobes and views over the park along with access to a beautifully appointed bathroom. Outside, the rear garden is terraced with various seating areas and a summer house from which to enjoy the evening sunshine.

If additional accommodation is required, our clients have obtained planning permission for a loft conversion to add a third bedroom along with a substantial garden building (plans available on request).).

### Location

Fishpool Street is arguably one of the most attractive roads in St Albans, linking George Street to St Michaels village and Verulamium Park. The property is close to St Albans Abbey and the extensive range of amenities in the city centre, and the mainline station is within walking distance, as are several well-regarded schools.



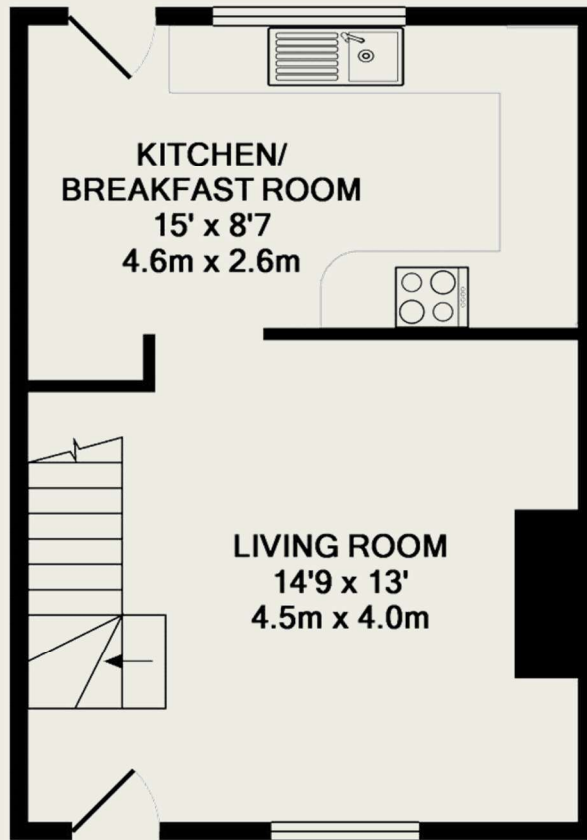




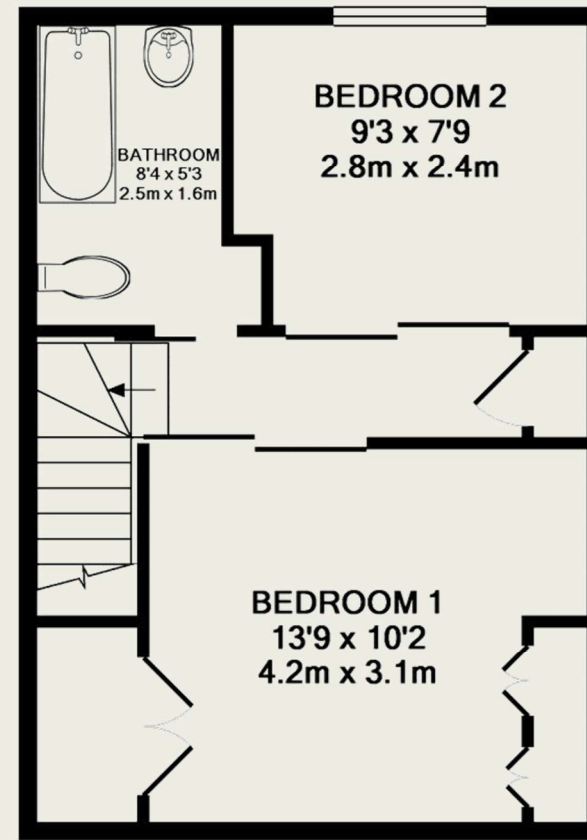
#### Important Information

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GROUND FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.5 SQ.M.)  
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