



3 Bedrooms



1 Bathroom + WC



1 Reception Room



Off Street Parking



Private Rear Garden



EPC Band TBC

Council Tax

Band: C £1,915.66 (2024/2025)

Local Authority

St Albans City & District
Council



Cottonmill Crescent, St. Albans, AL1 1HW
Guide Price £625,000 Freehold

Cottonmill Crescent, St. Albans, AL1 1HW

A spacious three bedroom home in an excellent central location, just half a mile from St Albans City Station. This extended terraced property has the rare benefit of off-street parking and may offer further potential for extension, subject to the usual consents.

- Beautifully Presented Terraced Home Arranged Over Two Floors
- Potential for Extension (STPP)
- Superb Kitchen/Dining Room with Doors Onto Garden
- Spacious Contemporary Family Bathroom
- Three Bedrooms
- Off-Street Parking
- Close to Highly Regarded Schooling & St Albans City Centre

Description

This much improved terraced property is just minutes from the central shopping area of St Albans and close to the station, but has the unusual advantage of a driveway with parking for two cars. The spacious ground floor layout includes a separate living room to the front of the house, and to the rear there is a well planned kitchen with a good range of storage cupboards and integrated appliances including Neff double ovens and dishwasher. The kitchen opens into a lovely dining space created by the addition of an extension by the current owners, a bright space with plenty of natural light coming through large rooflights and with windows overlooking the garden. An unexpectedly spacious family bathroom and a second, separate WC complete the ground floor accommodation. Upstairs, there are three bedrooms, two of which are doubles, and there may be an opportunity to further increase the space on this floor if needed by extending to the rear, with a clear precedent for similar development just next door. Outside, there is a pleasant rear garden with a useful timber Garden Room at the end, ideal for use as a home office as it has double glazing and mains power.

Location

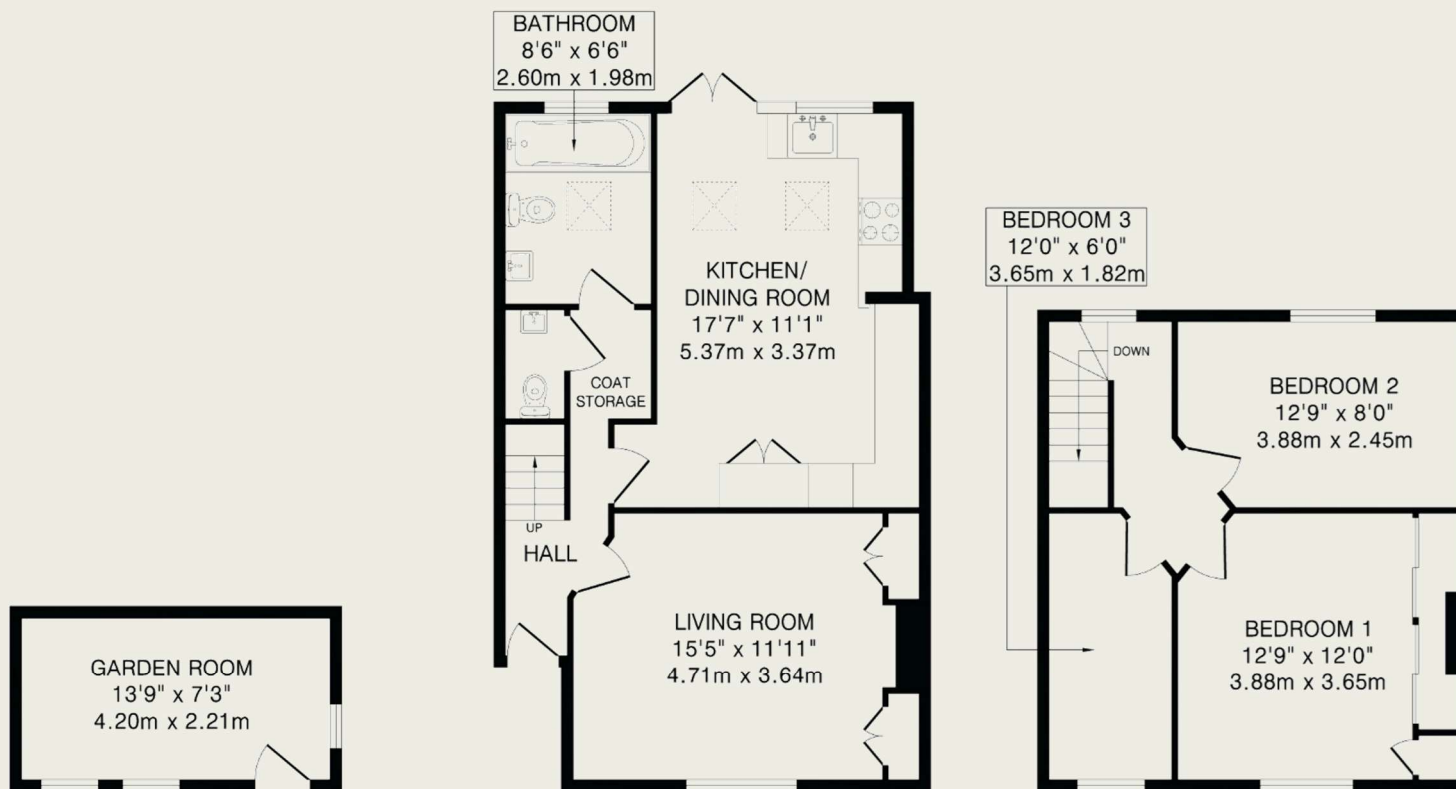
Cottonmill Crescent is ideally located for access to both the City and Abbey Flyer Stations, as well as the excellent range of amenities in St Albans city centre which are close by. There are also several well regarded schools within walking distance, including St Peters and Abbey Primary Schools.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Outbuilding
 100 sq.ft.(9.2 sq.m)approx.

Ground Floor
 528 sq.ft.(49.0 sq.m)approx.

First Floor
 379 sq.ft.(35.1 sq.m)approx.

TOTAL FLOOR AREA: 1007 sq.ft.(93.3 sq.m)approx.

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