



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Portland Street, St Albans, AL3 4RA

£800,000

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Located in the heart of historic St Albans is this wonderful THREE BEDROOM PERIOD property providing stylish accommodation with a larger than average DOUBLE WIDTH REAR GARDEN.

The property cleverly blends charm of a period property with modern touches with the dual aspect open plan kitchen diner with BI-FOLD DOORS opening onto the rear patio being a real standout feature.

In addition to this there is a cosy living room and a versatile separate study / snug and on the first floor there are three bedrooms with the master bedroom benefitting from an EN-SUITE SHOWER ROOM and a luxury family bathroom.

Portland Street is a picturesque location in the charming St Michaels village area of the city, a stones throw from St Albans Cathedral and Verulamium parks and adjoining lakes. The city centre with its thriving market and wide selection of shops and restaurants are only a short stroll away.

The mainline station with regular trains into London St Pancras also being within walking distance.



ACCOMMODATION

Entrance

Part glazed front door opening into:

Entrance Hall

Radiator, wood flooring, staircase to first floor, doors to:

Cloakroom

Low level wc, wash handbasin, tiled floor.

Living Room

9'10 x 16'4 (3.00m x 4.98m)

Wood flooring, two windows to front with fitted shutters, two radiators.

Kitchen / Dining Room

24'10 x 11'2 max (7.57m x 3.40m max)

Bright dual aspect space with extensive windows to the side and doors opening onto the rear garden, wood flooring, extensive range of contemporary style units, central island, integrated washing machine, fridge freezer, dishwasher, hob, two ovens, contrasting work surface.

Study / Snug

6'10 x 10'6 (2.08m x 3.20m)

Useful versatile room currently set up as a home office which has previously been used as a cosy snug with wood flooring, radiator, double doors opening onto garden.

FIRST FLOOR

Landing

Access to loft, light tube, doors to:



Bedroom One

10'3 max x 10'9 (3.12m max x 3.28m)

Double bedroom, radiator, window to rear with fitted shutters, wood flooring, fitted double wardrobe, door to:

En-Suite

Washbasin, wc, shower, tiled walls and floor, extractor, chrome radiator.

Bedroom Two

7'1 x 10'10 (2.16m x 3.30m)

Wood flooring, radiator, window to rear with fitted shutters.

Bedroom Three

6'8 x 10'10 (2.03m x 3.30m)

Wood flooring, radiator, window to front with fitted shutters, bunk style bed.

Bathroom

6'9 x 5'11 (2.06m x 1.80m)

Luxury bathroom, bath with mixer tap, wc, washbasin, radiator, tiled walls and floor, window to front, radiator.

EXTERIOR

Rear Garden

The rear garden is a real feature of this home. It has a larger than average double width garden for this street with patio area, lawn.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

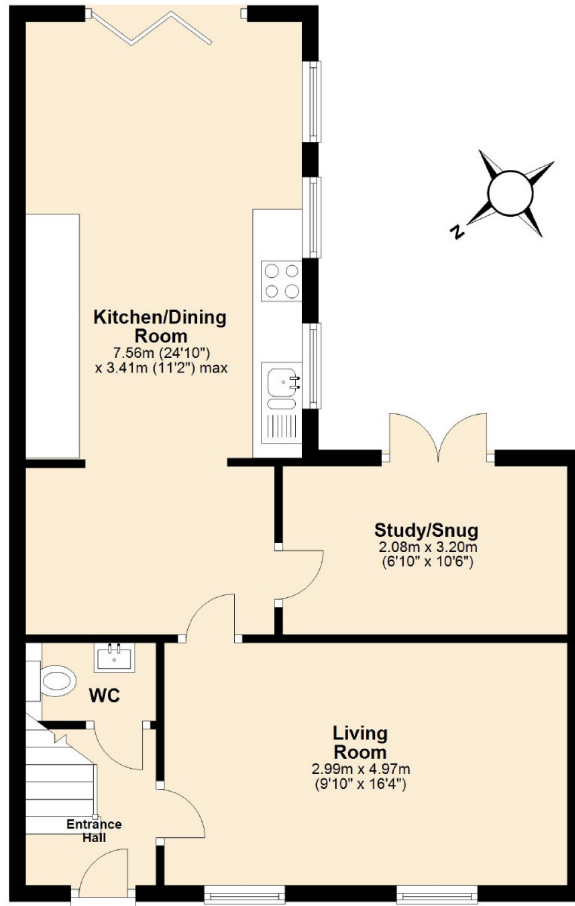
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





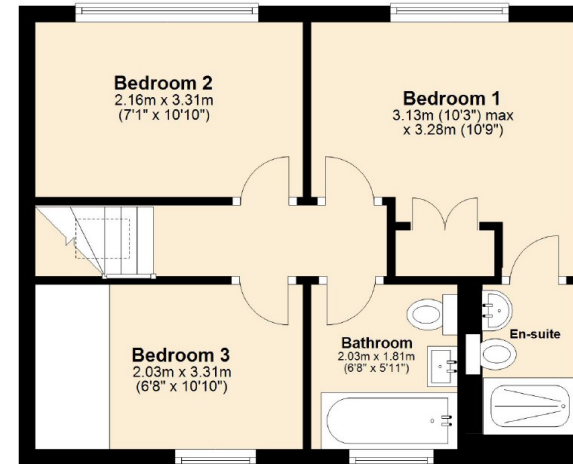
Ground Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



First Floor

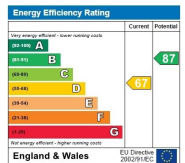
Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 88.4 sq. metres (952.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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