



48 Spencer Street, St. Albans, AL3 5EG

Guide price £650,000 Freehold



## 48 Spencer Street

St. Albans, AL3 5EG

A delightful Victorian terraced house, stylishly presented throughout and arranged over four floors all conveniently located on the edge of the City centre. Featured on the BBC's 'The best house in town' this amazing property has to be viewed to be fully appreciated.

The accommodation begins via a part-glazed front door opening into the comfortable lounge area with a sash window to the front with Plantation shutter, vertical radiator and wood parquet flooring throughout the ground floor. A square archway leads into the sociable dining area with stairs to the basement and first floor with glass banisters to both. The beautiful kitchen provides a range of quality wall, base and display units with a feature island incorporating a breakfast bar plus a range of integrated appliances. There's a part vaulted ceiling with Velux style windows, a sash window and French doors to the garden allowing light to flood the space. The basement room benefits from a window to the front allowing light and ventilation, fitted shelves and built-in storage.

The first floor opens into an impressive dressing area (potential second bedroom) with a range of bespoke wardrobes and leads to the master bedroom with a sash window to the front with Plantation shutter. The contemporary style bathroom comprises of a wet-room style shower with a waterfall and handheld shower, a modern style basin and W.C. Stairs lead to a flexible loft room with a Velux style window to the rear, exposed brick chimney breast and radiator.

Externally, a wonderfully private garden enjoys a paved patio area, ideal for entertaining with flower beds to one side, a feature brick wall to the rear and a useful outside Butler style sink and tap.

Spencer Street is superbly located in the heart of the Conservation area, on the fringe of the City centre and within walking distance of Verulamium Park, Cathedral and the mainline station into London St Pancras.





## ACCOMMODATION

### Lounge

11'11 x 11 (3.63m x 3.35m)

### Dining Room

11'11 x 11'3 (3.63m x 3.43m)

### Kitchen

11'11 x 9'9 (3.63m x 2.97m)

### Basement Room

11'7 x 10'10 (3.53m x 3.30m)

## FIRST FLOOR

### Master Bedroom

11'10 x 11'2 (3.61m x 3.40m)

### Dressing Room/Bedroom 2

9'11 x 9'6 (3.02m x 2.90m)

### Bathroom



## SECOND FLOOR

### Loft Room

11'10 x 11'6 (3.61m x 3.51m)

## OUTSIDE

### Garden



## Floor Plan



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

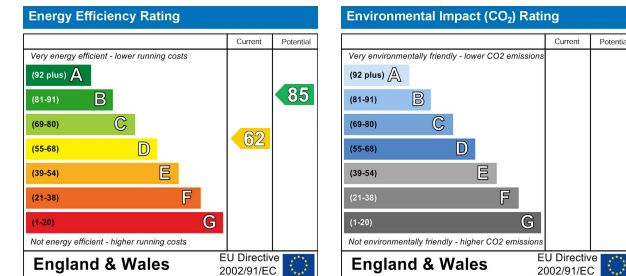
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

**Paul Barker**  
ESTATE AGENTS