



3 Portland Street, St. Albans, AL3 4RA

Guide price £630,000 Freehold



3 Portland Street

St. Albans, AL3 4RA

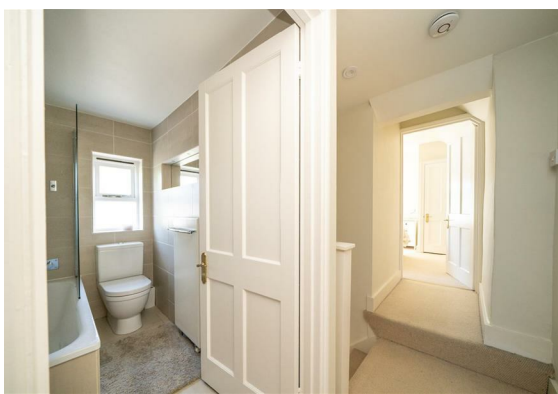
A highly attractive two double bedroom Victorian end of terraced house positioned on a highly sought after street in the pretty Old Conservation area. The property benefits from a convenient downstairs W.C., low maintenance sunny rear garden with private access to the front and no onward chain.

The property begins with a part-glazed front door opening into the generously proportioned lounge with a double glazed sash window to the front, a period style working fireplace with bespoke storage to each side and an exposed wooden floor. Stairs lead to the first floor and a door to the downstairs cloakroom/W.C. and the kitchen/diner. This impressive room provides an extensive range of wall and base units with Granite worktops above, integrated appliances and space for a dining table. There's a sash window to the side and French doors leading to the rear garden.

The first floor landing provides doors to rooms including the front bedroom with a double glazed sash window and two fitted wardrobes. The rear bedroom enjoys a dual aspect with double glazed sash windows to the side and rear and a range of fitted wardrobes. The stylish modern bathroom provides a bath with shower screen and integrated shower, basin with storage below, W.C. and window to the side.

Externally, there's a delightful low-maintenance garden with a patio area, ideal for entertaining with well stocked mature shrubs and bushes to the side. To the rear is a wooden shed and part-glazed summer house. There is private side access from the garden to the road.

Portland Street is wonderfully located approximately half a mile from the City centre of St. Albans and its vast range of shops, cafes and eateries. Also, there are a number of excellent parks close by including Victoria Park and Verulamium and the mainline train station to St Pancras International is within walking distance





ACCOMMODATION

Lounge

18'7 x 10'11 (5.66m x 3.33m)

Kitchen/Diner

13'1 x 10'2 (3.99m x 3.10m)

Cloakroom/W.C.

FIRST FLOOR

Landing

Bedroom 1

11'1 x 9'11 (3.38m x 3.02m)

Bedroom 2

13'2 x 10'3 (4.01m x 3.12m)

Bathroom

OUTSIDE

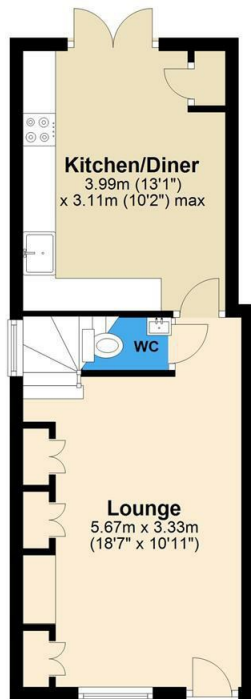
Rear Garden

30 (9.14m)



Floor Plan

Ground Floor
Approx. 31.7 sq. metres (341.1 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)

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

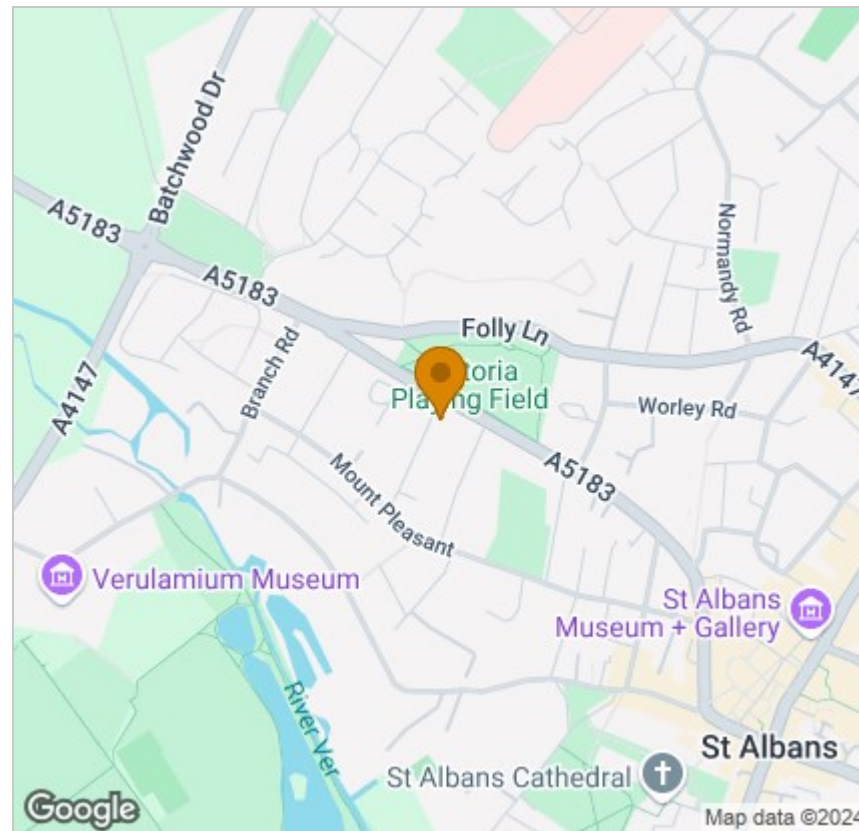
Viewing

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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Area Map



Energy Efficiency Graph

