



Angel Cottage, 24 Spicer Street, St. Albans, AL3 4PQ

Guide price £685,000 Freehold



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Angel Cottage is a delightful two/three bedroom period property set in the heart of the old conservation area with accommodation arranged over three floors with a further mezzanine level and a delightful courtyard garden.

The accommodation begins with a front door opening into a bright and spacious lounge/diner with sash windows to the front, an exposed brick built fireplace with inset log burner, a square archway leading to the dining area with double doors leading out to the rear garden and a roof light allowing light to flood in. A door leads through to a modern style kitchen with a range of wall and base units with a window overlooking the rear garden and roof light. A door gives access to a modern style bathroom with a bath with shower above, a basin with storage below and W.C and roof light. Stairs lead down to a multi-use basement room with natural light and ventilation to the front, exposed ceiling beams and a radiator.

The first floor landing provides access to the master bedroom which has a sash window to the front, two built-in storage cupboards, a impressive vaulted ceiling with exposed beams and steps leading up to a fabulous mezzanine level with two Velux roof windows with inbuilt blinds and further exposed beams. The second bedroom has built-in storage and overlooks the rear garden.

Externally there is a pleasant courtyard garden with a paved patio area, built-in stone seat, a cover porch area and rear pedestrian access to Lower Dagnall Street.

Spicer Street is a delightful road in the Abbey conservation area within walking distance of Verulamium Park, Cathedral and conveniently placed for St Albans City Centre and mainline station into London St Pancras.





ACCOMMODATION

Kitchen

8'9 x 7'0 (2.67m x 2.13m)

Lounge

20'6 x 12'8 (6.25m x 3.86m)

Dining Room

8'0 x 7'7 (2.44m x 2.31m)

Bathroom

BASEMENT

Basement/Bedroom

11'7 x 8'8 (3.53m x 2.64m)

FIRST FLOOR

Landing

Bedroom

12'8 x 9'11 (3.86m x 3.02m)

Bedroom

10'0 x 9'8 (3.05m x 2.95m)

SECOND FLOOR

Mezzanine

12'8 x 6'10 (3.86m x 2.08m)

OUTSIDE

Rear Garden



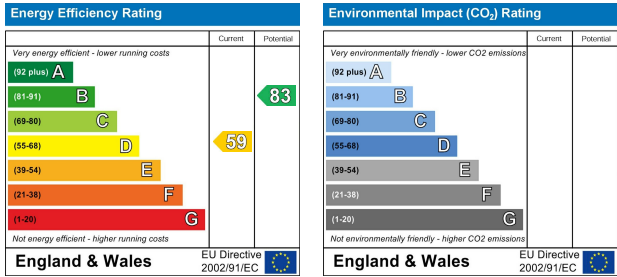
Floor Plan



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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