



8A Alma Cut, St. Albans, AL1 1QB

Guide price £650,000 Freehold





## 8A Alma Cut

St. Albans, AL1 1QB

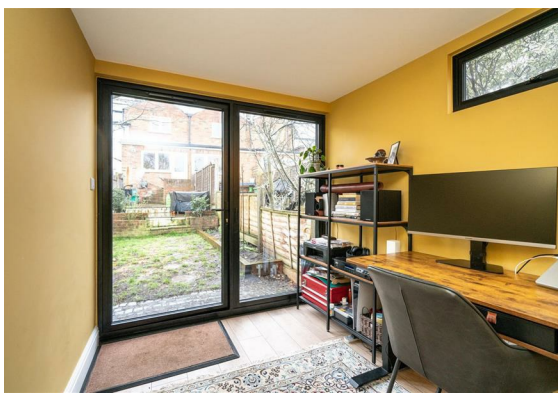
A deceptively spacious two double bedroom Victorian cottage, this charming home blends period character with modern style and boasts a superb west-facing garden complete with a stylish garden office.

Step through the attractive part-glazed front door into a generous 22ft lounge/dining room, where a period-style fireplace, wooden flooring, and a staircase to the first floor create a warm and inviting living space. The impressive full-width kitchen features a wide range of wall and base units, providing ample storage and workspace. A mix of integrated and freestanding appliances ensures flexibility, while a window and part-glazed door lead directly to the garden.

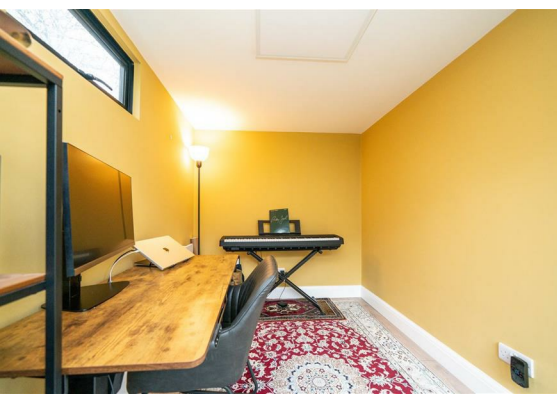
Upstairs, the first-floor landing offers access to a loft hatch and leads to two well-appointed bedrooms. The principal bedroom enjoys natural light from a front-facing sash window, while the stylish second bedroom overlooks the garden through a double window. The contemporary bathroom is beautifully finished with a waterfall shower over the bath, a sleek basin, a W.C., and elegant tiled walls and flooring.

Outside, the delightful west-facing garden is a standout feature, benefiting from far-reaching views, a generous patio perfect for entertaining, and a well-maintained lawn with a raised border. At the rear, a smartly designed, insulated garden office offers a versatile workspace, complete with double-glazed patio doors, a side window, and full power and lighting. A useful garden store is also attached.

Tucked away on Alma Cut, a peaceful road in the sought-after Conservation Area, this home is ideally positioned within walking distance of the mainline station with direct links to St Pancras International. The vibrant City Centre, with its excellent shopping, leisure, and dining options—including the Art Deco-style Odyssey cinema, boutique cafés, and independent restaurants—is also just a short stroll away.







## ACCOMMODATION

### Lounge/Dining Room

22'1 x 10'8 (6.73m x 3.25m)

### Kitchen

12'10 x 10'5 (3.91m x 3.18m)

## FIRST FLOOR

### Landing

### Bedroom

12'3 x 10'8 (3.73m x 3.25m)

### Bedroom

10'8 x 7'1 (3.25m x 2.16m)

### Bathroom

## OUTSIDE

### Rear Garden

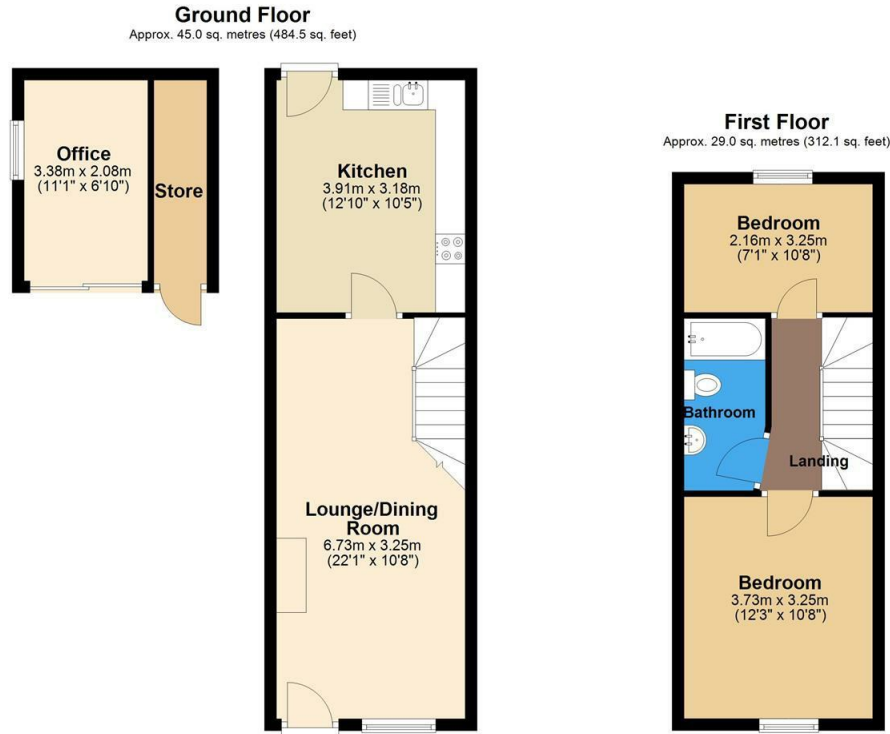
60 (18.29m)

### Home Office with Store

11'1 x 6'10 (3.38m x 2.08m)



## Floor Plan



Total area: approx. 74.0 sq. metres (796.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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

