



39 Sopwell Lane, St. Albans, AL1 1RN

Guide price £595,000 Freehold



39 Sopwell Lane

St. Albans, AL1 1RN

This attractive character cottage is offered for sale with no upper chain and is situated in the heart of the conservation area on the historic and picturesque Sopwell Lane, just a short stroll from the city centre. The property is beautifully presented, combining desirable traditional features with modern touches.

Upon entering the property, you are greeted by the open-plan lounge and dining room, which features beautiful oak flooring and boasts an exposed brick fireplace and a sash window to the front aspect with stained glass detail. A spacious under-stairs storage cupboard offers extra convenience. At the rear of the property, the kitchen is equipped with a range of beech-effect floor and wall-mounted units, a roll-top work surface, and appliances, including recesses for a fridge/freezer and washing machine.

The first floor opens onto a landing, presenting doors to rooms. The master bedroom, with a sash window to the front, is a spacious double room that features a period cast iron fireplace. Bedroom two, which looks out over the rear garden, also boasts an original cast iron fireplace. The contemporary bathroom offers a white suite comprising a bath with a shower over, a WC, and a basin. The loft room is an ideal space for storage, with a rear-facing Velux window, hand-built alcove cupboards with shelving on either side, and an exposed beam that adds fabulous character to the room.

At the rear of the property, a lovely patio area offers an excellent space for outdoor entertaining, while the garden is fully enclosed by a mix of a brick wall and wooden fencing and features a variety of shrubs and plants.

Sopwell Lane is a quiet road within a few minutes' walk to St Albans Cathedral, Verulamium Park, the City centre, the Abbey CEVA Primary School and 10 minutes' walk to St Albans City station





ACCOMMODATION

Lounge/Dining Room

20'4 x 13'11 (6.20m x 4.24m)

Kitchen

13'0 x 7'9 (3.96m x 2.36m)

FIRST FLOOR

Landing

Bedroom

13'11 x 9'11 (4.24m x 3.02m)

Bedroom

8'5 x 7'2 (2.57m x 2.18m)

Bathroom

SECOND FLOOR

Loft Room

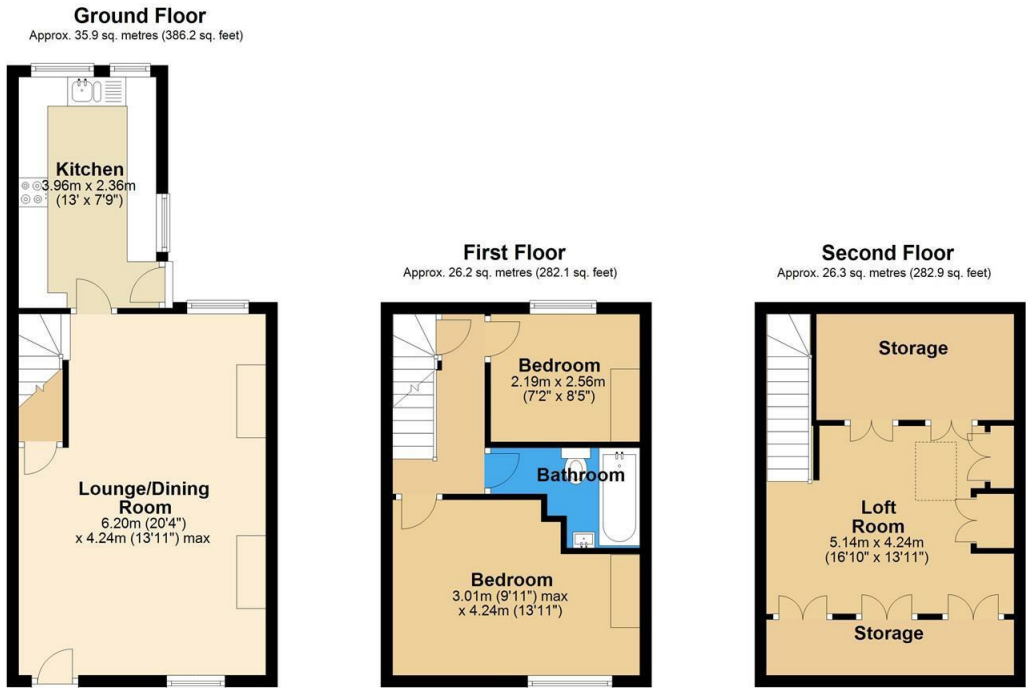
16'10 x 13'11 (5.13m x 4.24m)

OUTSIDE

Rear Garden



Floor Plan



Total area: approx. 88.4 sq. metres (951.1 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.

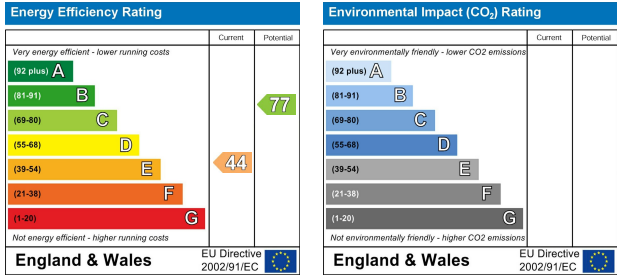
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS