



26 Spencer Street, St. Albans, AL3 5EG

Guide price £1,025,000 Freehold

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Paul Barker  
ESTATE AGENTS



## 26 Spencer Street

St. Albans, AL3 5EG

A superb Georgian-style townhouse situated in the heart of the city centre, arranged over four elegant floors and offering grand, spacious accommodation. The home features three double bedrooms and a sociable kitchen/diner, making it ideal for both family living and entertaining.

The accommodation begins with a welcoming entrance hall, accessed via the front door, with two doors opening into a stunning dual-aspect lounge/family room. This bright and airy space boasts two feature fireplaces, wooden flooring, and a generous window, with stairs leading to the first floor. Double doors from the lounge open into a practical utility room, which in turn provides access to a convenient cloakroom/WC.

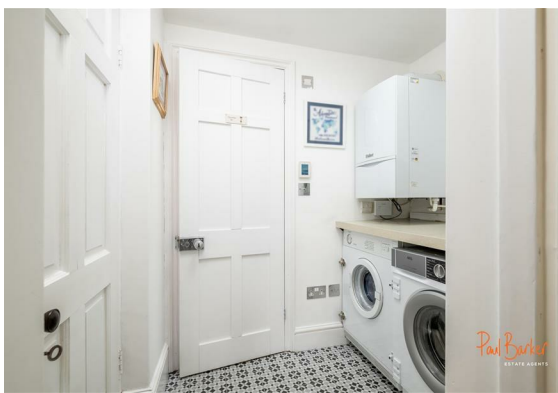
Stairs from the entrance hall lead down to a generous, dual-aspect kitchen/dining room. This inviting space features a high-quality fitted kitchen with a range of wall and base units, a useful storage cupboard, and ample space for dining.

On the first floor, the landing leads to the principal bedroom, a spacious room with a window to the front, a feature fireplace, and access to an elegant family bathroom. The bathroom is beautifully appointed with a walk-in shower, bath, basin, and WC, all complemented by stylish, contemporary tiling.

The second floor offers two further double bedrooms, both featuring charming fireplaces and built-in storage.

Externally, the property benefits from a low-maintenance frontage and a gated side path providing access to the rear. The delightful private garden is a standout feature, with a characterful brick wall to the side and rear, a paved patio area, and plenty of space to relax or entertain.

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

### Entrance Hall

### Lounge

12'3 x 10'11 (3.73m x 3.33m)

### Family Room

12'2 x 10'11 (3.71m x 3.33m)

### Utility Room

### Cloakroom W.C.

## LOWER GROUND FLOOR

### Kitchen Area

14'4 x 12'1 (4.37m x 3.68m)

### Dining Room Area

13'7 x 9'10 (4.14m x 3.00m)

## FIRST FLOOR

### Landing

### Bedroom 1

14'8 x 12'3 (4.47m x 3.73m)

### Bathroom

## SECOND FLOOR

### Landing

### Bedroom 2

13'2 x 12'3 (4.01m x 3.73m)

### Bedroom 3

12'1 x 9'8 (3.68m x 2.95m)

## OUTSIDE

### Frontage

### Rear Garden





Floor Plan



Total area: approx. 137.2 sq. metres (1477.0 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.

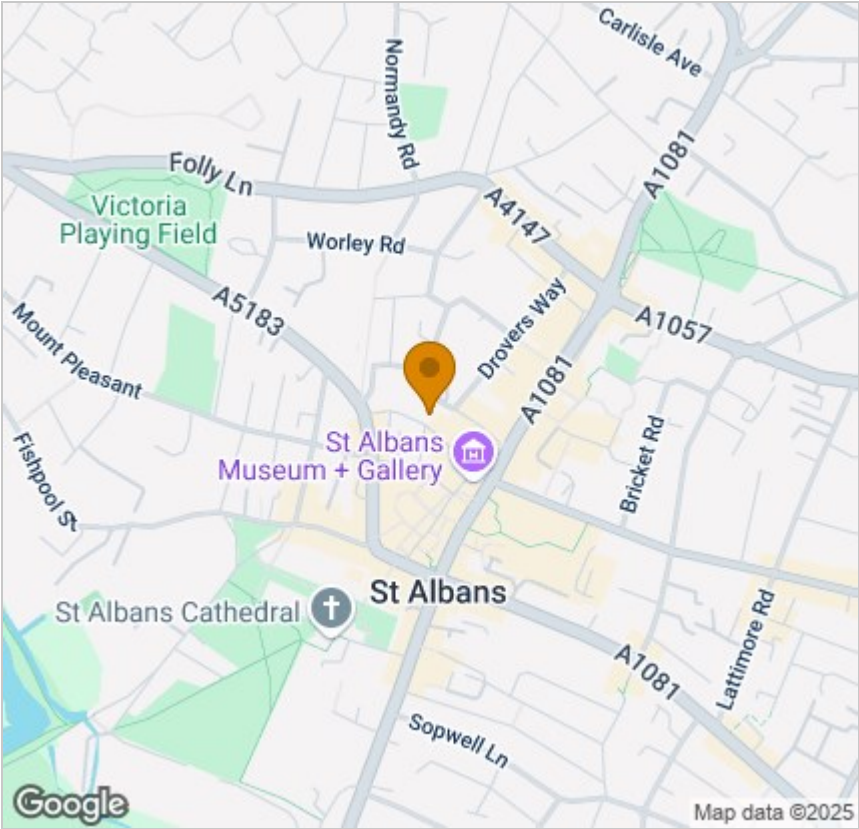
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Viewing

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Area Map



Energy Efficiency Graph

