



8 Grange Street, St. Albans, Hertfordshire AL3 5NB

Guide price £1,000,000 Freehold



Paul Barker
ESTATE AGENTS

8 Grange Street

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This striking three bedroom semi-detached residence, has been carefully and lovingly remodelled, blending superior workmanship with exceptional natural materials to form a beautiful home of unrivalled quality with the rare benefit of secure off street parking.

Wonderfully positioned within minutes' walk from the historic City centre and mainline railway station with regular fast trains reaching St Pancras International within twenty minutes.

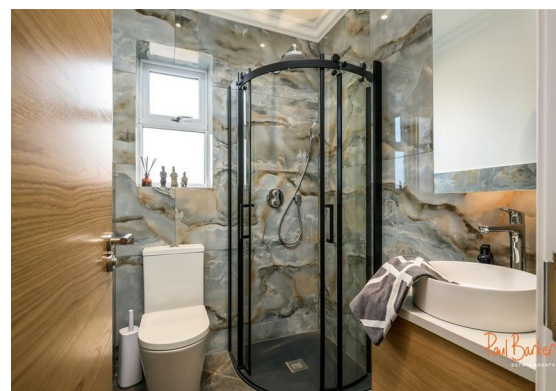
The accommodation is accessed via a bespoke solid oak front door, painted in Benjamin Moore Heritage Red; giving the door a lustrous eye-catching finish. Step inside the welcoming entrance hall and to your right, is a custom made oak veneer, coat and shoe store, which also houses the power meters and the home security control panel. Also in the hall is a convenient cloakroom/W.C. with glazed onyx tiles of Terzetto Tiles of St Albans, with a low flush toilet, a wall to wall mirror and cupboards under the basin.

Throughout the house the bespoke internal doors are all fireproof; oak veneered with brushed, heavyweight stainless steel handles. The ground floor has the same beautiful European oak floor boards.

The comfortable bay fronted lounge with Plantation shutters enjoys three walls panelled with veneered European oak slats, with discrete down lighting, this creates a beautiful glow to the walls and if used on it's own, it gives a cosy feel to the room. The Media Wall has space for a fifty-five inch flat television screen with a shelf below for a soundbar. Below the TV area is a wall mounted flame-effect electric fire, offering multiple coloured flames, variable brightness settings plus sound effects and of course heating.

The lounge flows through to the kitchen/diner with French doors and plantation shutters giving access to the garden and a window to the rear. The stylish fitted kitchen; wall and base oak veneered units with Bosch integrated appliances including a thermal oven, oven/microwave, extractor hood, induct





ACCOMMODATION

Entrance Hall

Lounge Area

13'5 x 10'6 into bay (4.09m x 3.20m into bay)

Dining Area

12'2 x 6'10 (3.71m x 2.08m)

Kitchen 13'2 x 12'3

Cloakroom/W.C.

FIRST FLOOR

Landing

Bedroom 1

13'2 x 9'9 (4.01m x 2.97m)

En-Suite

Bedroom 2

13'2 x 11'10 (4.01m x 3.61m)

Bedroom 3

9 x 7'10 (2.74m x 2.39m)

Bathroom

OUTSIDE

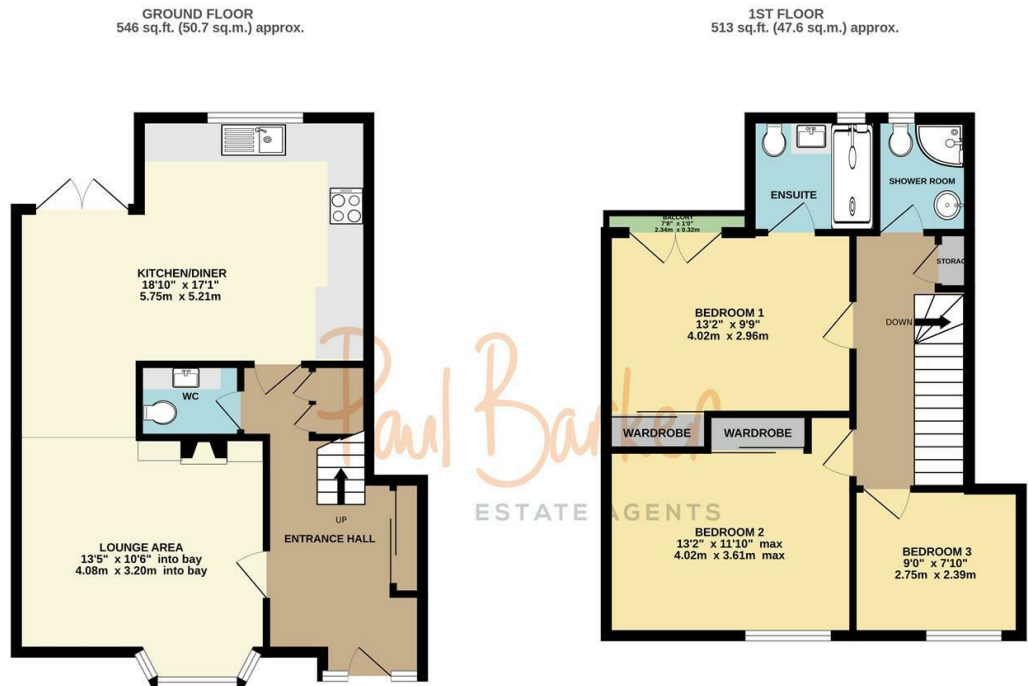
Frontage

Rear Garden

Off Street Parking



Floor Plan



TOTAL FLOOR AREA : 1059 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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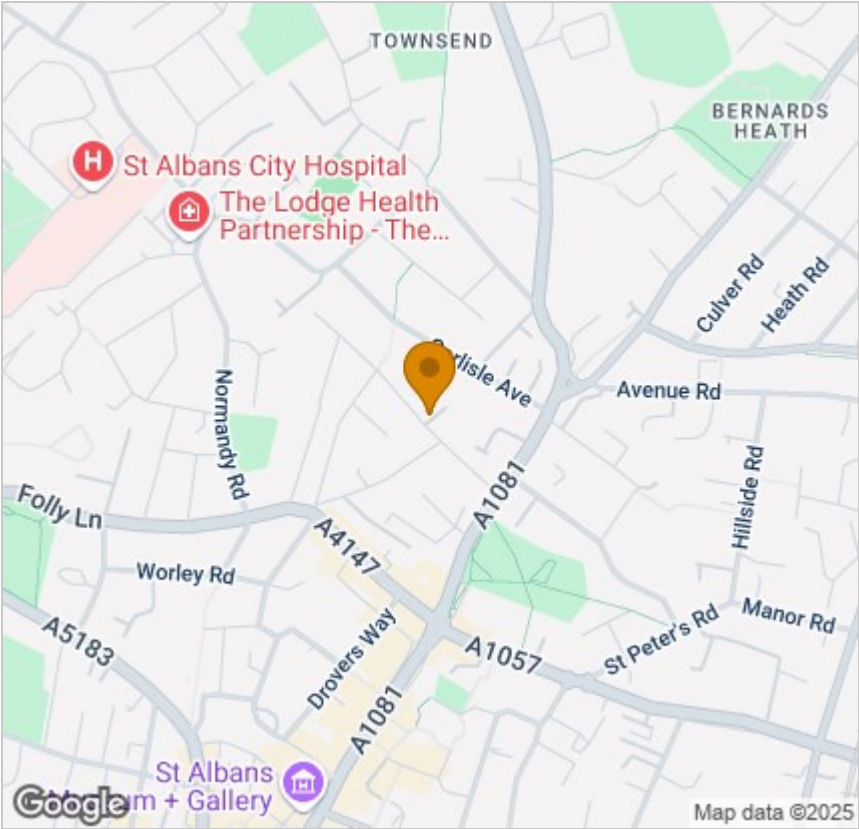
Viewing

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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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

