



## Fishpool Street

St. Albans | Hertfordshire | AL3 4RU

£2,250,000

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# STEP INSIDE

## Fishpool Street

Boasting a privileged position overlooking the tranquil lakes, the property offers breathtaking views that serve as a daily reminder of the natural beauty that surrounds it. From the moment one steps foot onto the meticulously landscaped grounds, it becomes evident that this residence is truly special.

As one enters the home, they are greeted by a sense of warmth and charm that permeates throughout. The interior spaces exude a classic yet inviting ambiance, with features such as exposed beams and original fireplaces adding to the property's character and allure. The layout is thoughtfully designed to optimize both functionality and comfort, with spacious living areas ideal for entertaining guests or simply unwinding with loved ones.

One of the standout features of this property is its potential for extension, presenting an exciting opportunity for the discerning buyer to customize and expand the living space to suit their individual needs and preferences. Whether it's adding an additional bedroom, creating a home office, or incorporating a modern open-plan kitchen, the possibilities for enhancement are virtually endless.

In addition to its considerable potential, the property also offers practical amenities that enhance everyday living. A double garage and parking provide convenience and peace of mind for residents. Furthermore, the fact that the property is not listed presents a rare opportunity for those seeking to make their mark on a piece of history without the constraints often associated with listed buildings.

In summary, this four-bedroom detached house on Fishpool Street in St Albans represents the epitome of refined living, offering a harmonious blend of character, potential, and practicality. With its idyllic location, panoramic views, and scope for expansion, this is a residence that promises to fulfil the aspirations of its fortunate new owners for years to come.















# STEP OUTSIDE

## Fishpool Street

Living on Fishpool Street in St Albans offers residents a myriad of benefits for a high-quality lifestyle. Situated in the heart of St Albans, the street boasts a prime location with easy access to local amenities, shops, restaurants, and recreational facilities. Its historic charm, characterized by picturesque architecture and a rich heritage, adds to the appeal of the area.

Despite its central location, Fishpool Street maintains a tranquil environment, providing a peaceful retreat from the urban hustle and bustle. Residents also enjoy proximity to nature, with nearby green spaces, parks, and nature reserves perfect for leisurely walks and outdoor activities.

Families benefit from access to renowned schools and educational institutions, guaranteeing a quality education for children. Moreover, the street fosters a vibrant community spirit, with various events and activities bringing residents together, creating a warm and welcoming neighbourhood atmosphere.

St. Albans boasts an efficient and extensive transport network, offering residents convenient connectivity to various destinations. The city benefits from its strategic location, with easy access to major roadways including the M1 and M25 motorways, facilitating seamless travel by car to surrounding areas and beyond.

St. Albans enjoys excellent rail links, with its own railway station providing regular services to London, making commuting to the capital hassle-free for working professionals. Additionally, frequent bus services operate within the city and to nearby towns.

For those inclined towards eco-friendly modes of transport, St. Albans offers well-maintained cycle paths and pedestrian-friendly routes, promoting active lifestyles and reducing carbon emissions.

Overall, the comprehensive transport facilities in St. Albans not only enhance convenience and accessibility but also contribute to the city's appeal as a desirable place to live and work.





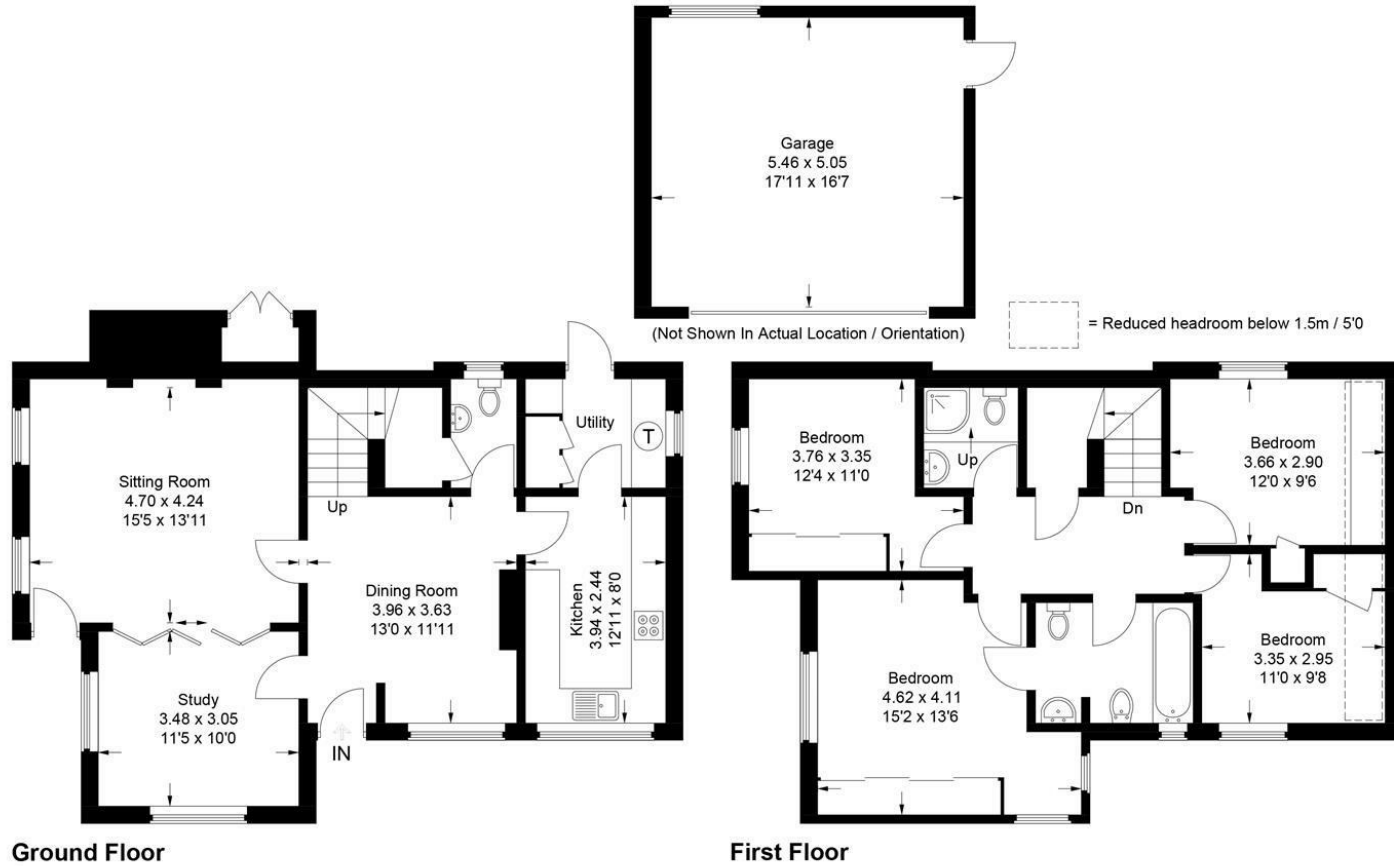




Approximate Gross Internal Area (Excluding External Store)  
 Ground Floor = 69.6 sq m / 749 sq ft  
 First Floor = 70.1 sq m / 754 sq ft  
 Garage = 27.5 sq m / 296 sq ft  
 Total = 167.2 sq m / 1,799 sq ft



- Characterful Four-Bedroom Detached House
- Breathtaking Views
- Meticulously Landscaped South West Facing Grounds
- Potential For Extension
- Detached Double Garage & Parking
- Arguably One of The Finest Locations in St Albans
- EPC Rating: D
- Council Tax Band G



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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