



## New England Street

St Albans | Hertfordshire | AL3 4QG

Guide Price £660,000

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# STEP INSIDE

## New England Street

As you arrive, you'll be captivated by the stunning wisteria and convenient cobbled off-street parking. Step through the front door into a beautifully decorated and bright lounge, featuring a wealth of characterful features and delightful views over New England Street Park and Play Area. The separate raised dining room offers ample space, storage, and access to both the first floor and the kitchen.

The kitchen continues the theme of light and openness with a skylight, window, and charming stable door leading to the rear garden. Upstairs, the first floor boasts a spacious principal bedroom with a wall of fitted wardrobes, a fully fitted modern white bathroom suite, and a second bedroom.

Outside, you'll find an enclosed easily maintained, easterly-facing rear garden, perfect for relaxing and entertaining. This home offers a perfect blend of elegance, comfort, and convenience. Don't miss your chance to make it yours!









# STEP OUTSIDE

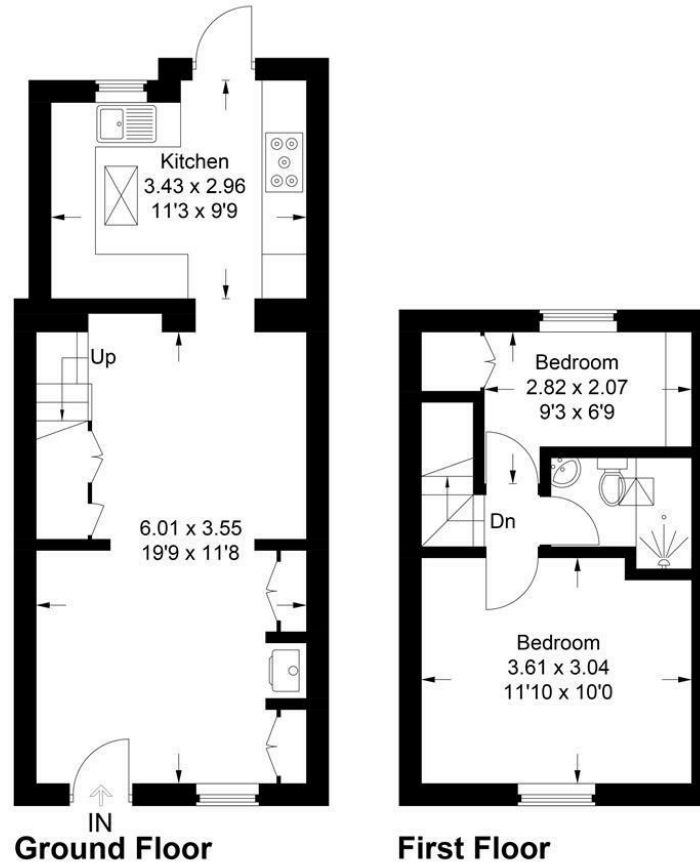
New England Street

Living in the conservation area of St Albans offers an unparalleled blend of historic charm and modern convenience. The area is steeped in history, with beautifully preserved architecture and cobblestone streets that transport you back in time. Residents enjoy the serene atmosphere and the sense of community that comes with living in such a picturesque setting. St Albans Cathedral, a stunning example of Norman architecture, stands as a focal point, while the nearby Verulamium Park offers expansive green spaces for leisurely strolls, picnics, and outdoor activities. The conservation area's commitment to maintaining its historic character means that each day is like living in a storybook, surrounded by timeless beauty.

In addition to its historical allure, St Albans' conservation area provides exceptional convenience and quality of life. The area boasts a vibrant market town atmosphere, with an array of boutique shops, cosy cafes, and fine dining options just a short walk away. Excellent schools and community facilities make it an ideal place for families, while the strong transport links, including direct trains to London, cater to professionals seeking a tranquil home base. With a calendar full of cultural events, farmer's markets, and community gatherings, there's always something to do, making the conservation area of St Albans not just a place to live, but a place to thrive.



Approximate Gross Internal Area  
 Ground Floor = 33.7 sq m / 363 sq ft  
 First Floor = 22.3 sq m / 240 sq ft  
 Total = 56.0 sq m / 603 sq ft



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>90</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | <b>70</b>                  |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

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