



HEARTWOOD  
HOMES

# Lower Dagnall Street, St. Albans, AL3 4PE

Offers Over £800,000

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Step into this delightful Grade II listed three-bedroom home, nestled in the charming Abbey conservation area of St Albans. It's just a stone's throw away from the lively city centre and the Thameslink station for easy trips to London via St Pancras International.

Spread over three floors, this cosy home boasts a spacious sitting/dining room with a stunning brick fireplace as its focal point. The kitchen/breakfast room at the back is a sunny retreat with direct access to the garden.

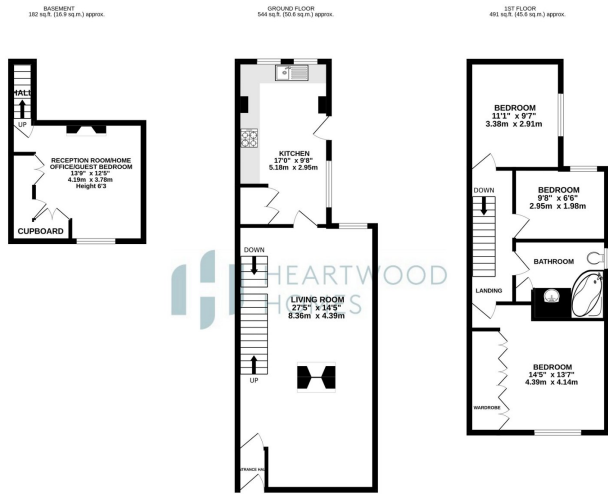
Upstairs, find three well-proportioned bedrooms and a generous bathroom on the first floor.

On the lower ground floor, discover a versatile reception room, perfect for a home office or occasional guest bedroom. Outside, the south-facing garden is a tranquil haven, complete with a charming water feature and lush greenery. Plus, enjoy privacy with the gated elevated terrace at the front.

Don't miss out! Call us today to schedule your viewing of this lovely chain free home.

Please Note: The client is a connected person as described in the Estate Agency Act 1979





**TOTAL FLOOR AREA:** 1,118 sq.ft. (103.1 sq.m.) approx.

We do not accept liability for errors in the floor plans. Measurements are approximate and may vary from the actual measurements. The area for general purposes only and should not be used for any other purpose. The area for general purposes only and should not be used for any other purpose. The area for general purposes only and should not be used for any other purpose. The area for general purposes only and should not be used for any other purpose.



- Chain free
- Versatile lower ground floor reception room/home office.
- Spacious sitting/dining room with impressive brick fireplace.
- Three well-proportioned bedrooms and a generous bathroom.
- Charming Grade II listed three-bedroom home in Abbey conservation area.
- Close to St Albans city centre and Thameslink station.
- Bright kitchen/breakfast room with garden access.
- EPC Grade D

