



Blacksmith's Lane, St. Albans



DAVID CHADWICK  
ST ALBANS



## 4 Blacksmith's Lane, St. Albans, AL3 4SQ

Sitting room | Dining room | Kitchen | Conservatory | Two bedrooms | Bathroom | Garden | No onward chain | EPC rating D | Council tax band E £2,512.29 p.a.

### The Property

A charming, terraced cottage situated in a sought-after cul-de-sac in the heart of St Michael's Village and on the edge of Verulamium Park within easy reach of the city centre, both stations, highly regarded schools, and extensive local amenities.

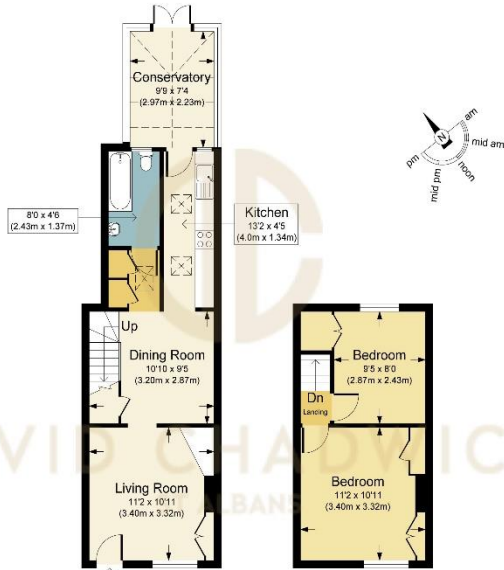
There is well-presented accommodation over two floors, that includes a sitting room, dining room and conservatory, along with a modern kitchen and bathroom to the ground floor, while to the first floor are two comfortable bedrooms.

Outside, the house sits behind a pretty brick-built façade, while to the rear is a lovely garden set mainly to pea shingle with a small tree, planted flower beds, fenced boundaries and a timber shed.

The garden enjoys leafy views and a high degree of privacy and makes a pretty backdrop to this lovely cottage, and the ideal place for al-fresco dining and entertaining.







IN  
**Ground Floor**      **First Floor**  
 BLACKSMITHS LANE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 653.58 SQ FT / 60.72 SQ M.  
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