



Cannon Street, St Albans



DAVID CHADWICK
ESTATE AGENTS

55 Cannon Street, St Albans AL3 5JR

Porch | Sitting room | Dining room | Kitchen/breakfast room | 4 Bedrooms | Family bathroom | En-suite shower room | Cloakroom | Garden | EPC rating C | Council Tax band E - £2,634.03 p.a

The Property

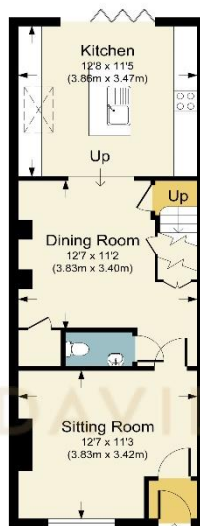
Having been the subject of a comprehensive refurbishment and enlargement 55 Cannon Street offers immaculately presented accommodation over three floors. The ground floor, having been extended across the rear now provides two reception rooms, a stylishly appointed kitchen/breakfast room, a cloak room and entrance porch. To the first floor are three comfortable bedrooms and a beautifully appointed contemporary family bathroom, while on the second floor is the fourth bedroom and an ensuite shower room.

Outside

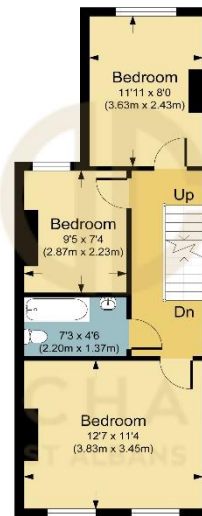
The house sits behind a pretty painted brick-built façade with replacement double-glazed sash windows and behind a townhouse style garden that has been hard landscaped and fronted by iron railings and a gate leading to smart front door with an exterior light to one side. To the rear of the house is a well-proportioned garden enjoying an open west-facing aspect. It has been landscaped over two levels with a lawn to the lower level and a large screened decked terrace to the upper level, steps connect the two, and bi-fold doors provide access from the kitchen/breakfast room. There are fenced boundaries, and a gate provides pedestrian access to the rear providing shared access via a footpath to Cannon Street.







Ground Floor



First Floor



Second Floor

CANNON STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1080.91 SQ FT / 100.42 SQ M.
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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