



Hill Street, St. Albans



DAVID CHADWICK
ST ALBANS



17 Hill Street, St. Albans, AL3 4QS

Storm porch | Entrance hall | Sitting room | Dining room | Home office/study | Kitchen | Laundry/shower/cloak room | Rear lobby/boot room | Three bedrooms | Bathroom | Garden | Council Tax Band F - £3,112.94 p.a. | EPC rating D | Tenure – Freehold | Complete onward chain

The Property

A beautifully presented Grade II listed semi-detached period residence situated in one of St Albans' most sought-after roads, located within the old conservation area and providing easy access to the city centre, both stations, extensive local amenities and well-regarded schools including Ofsted Outstanding St Michael's Primary School.

This beautifully presented and meticulously

maintained house offers well-proportioned accommodation over two light and airy floors. On the ground floor there is a welcoming entrance hall, leading to the main reception rooms, kitchen and the stairs to the first floor. The reception space includes an interconnecting sitting room and dining room and a separate reception room at the front of the house currently used as a home office/study. The dining room leads to and overlooks the garden at the rear and to one side it is semi open plan to a stylishly appointed contemporary kitchen. The kitchen leads to a rear lobby/boot room which has access both to the garden and separate access to a gated passage leading to the front of the house. A spacious laundry/shower/cloak room completes the picture downstairs. To the first floor are three very comfortable bedrooms, two of which have fitted wardrobes, and a modern bathroom.





HILL STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1210.07 SQ FT / 112.42 SQ M.

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