



Lower Dagnall Street, St. Albans



DAVID CHADWICK
ST ALBANS



23 Lower Dagnall Street, St. Albans, AL3 4PS

Entrance hall | Cloak room | Open plan sitting/dining/kitchen/breakfast room | 2 first floor bedrooms | Bedroom 3/reception | Bathroom | South facing garden | No onward chain

The Property

This superb period town house that has been greatly enhanced and extended in recent years to provide spacious and flexible accommodation over three light and airy floors. It is situated in a keenly sought old conservation area location within easy reach of everything that St Albans has to offer including the Abbey, the parks at the Brickie, Victoria and Verulamium, St Michaels Village, the City centre itself, both stations and the motorway network.

Offering a much more generous width than many houses of a similar style, the ground floor has been reconfigured and extended to create a large open plan living space, with an entrance hall & cloak room.

To the lower ground floor is an excellent versatile room offering scope for use in a number of ways, as further reception space, a third bedroom or as a home office. It enjoys generous head height, plenty of natural light and a means of escape via the window to the front, while a sump pump has been installed to maintain the integrity of the space.

To the first floor are two well-proportioned double bedrooms, the principal bedroom benefits from plenty of bespoke fitted wardrobes, and there is a beautifully appointed bathroom with both a bath and large standalone shower. Loft access from the landing completes the picture upstairs.





LOWER DAGNALL STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1069.17 SQ FT / 99.33 SQ M.

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DAVID CHADWICK
ST ALBANS

david@davidchadwickstalbens.com
Mobile 07859 768597
Office 01727 857165

davidchadwickstalbens.com