



Lower Dagnall Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 31 Lower Dagnall Street, St. Albans, AL3 4PX

Storm porch | Entrance hall | Open plan kitchen/dining/living room | Sitting room | Cloak room | Basement | Two double bedrooms | Family bath/shower room | Garden | Tenure Freehold

### The Property

A beautifully presented period townhouse situated in the heart of the Cathedral Quarter conservation area close to the city centre, Abbey, Verulamium Park and St Michael's Village, and within easy reach of both stations.

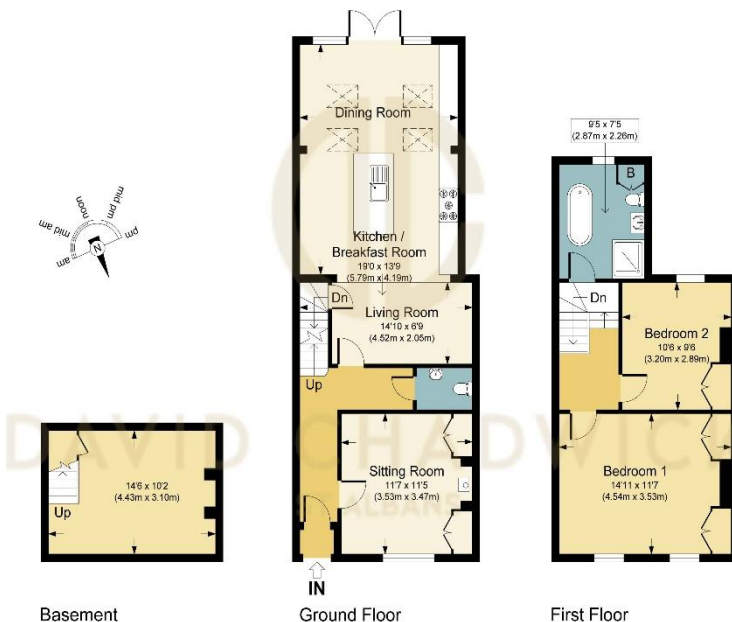
There is extended and refurbished accommodation over three floors that has been reconfigured to create stylishly appointed living spaces to the ground floor, combining the best of both worlds: a

fabulous open plan kitchen/breakfast room, with distinct dining and living areas, all opening onto a south-facing garden through bi-fold doors, with a separate formal sitting room at the front of the house. The kitchen features a Falcon range cooker, and integrated appliances with a dishwasher, fridge, and freezer. The flooring is by Amtico and the entire space benefits from underfloor heating.

A storm porch leads to an entrance hall with cloak room, both of which also have under floor heating, and together complete the picture on the ground floor, while to the first floor there are two very comfortable double bedrooms along with a large bathroom, with a roll top bath and separate walk-in shower. To the lower ground floor is the basement which provides useful storage and utility space and offers scope to enlarge subject to the necessary consents.







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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