



Spicer Street, St. Albans



DAVID CHADWICK
ST ALBANS



11 Spicer Street, St. Albans, AL3 4PH

Sitting room | Open plan Kitchen/dining room | 3 Bedrooms | Bathroom | Gardens | EPC rating D | Council Tax Band E - £2,634.03 p.a. | Tenure – Freehold

The Property

A spacious period cottage located in the heart of the old conservation area, moments from the Abbey and Verulamium Park, close to the city centre and within easy reach of both stations and presented for sale with no onward chain.

There is charming and spacious accommodation over three floors with a well-proportioned sitting room to the front of house, from which a staircase leads to the first floor. A door leads to a dining room which is open plan to a kitchen/breakfast room with French doors to the garden, and

hand painted units with beech block counter tops.

A door provides access via a staircase down to bedroom 3, with a window to the front elevation. This versatile room offers scope for use in a number of ways, including as an additional reception space or home office. To the first floor are two further bedrooms and a generous bathroom, with roll top bath and a separate walk-in shower.

The house sits behind a handsome brick-built facade with pretty multi pane timber sash windows and has a small hard landscaped town house style garden in front. To the rear of the house with access from the kitchen is a lovely part walled garden enjoying a westerly aspect. Immediately to the rear of the house with access via French doors from the kitchen/breakfast room is a large, paved sun-terrace, leading to an artificial lawn, timber shed and a paved footpath providing private access via a gate to Queen Street.





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APPROX. GROSS INTERNAL FLOOR AREA 977.36 SQ. FT / 90.80 SQ. M.
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DAVID CHADWICK
ST ALBANS

david@davidchadwickstalbens.com
Mobile 07859 768597
Office 01727 857165

davidchadwickstalbens.com