



Grange Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 28 Grange Street, St. Albans, AL3 5NB

Through Sitting/Dining room | Kitchen | 2  
Bedrooms | Bedroom 3/Reception 2 |  
Bathroom | Detached Home  
Office/Garden room | Garden

### The Property

Arranged over three floors there is beautifully presented accommodation that combines contemporary neutral interior design with some pretty period features.

The ground floor includes a dual aspect through reception room with separate sitting and dining areas, leading to a recently refitted kitchen with integrated appliances and a door to the garden, and down to the lower ground floor. With a window and separate external means of escape, the lower ground floor room offers

flexibility for use in several ways, as a further reception room or third bedroom for example. To the first floor is the principal bedroom, a double, with fitted wardrobes, as well as a further bedroom and a stylishly presented modern bathroom. Hatch access provides access to the loft.

### Outside

To the front, the cottage sits behind a pretty townhouse style garden, while to the rear is a sizable garden that enjoys a lovely leafy outlook. It is laid mainly to lawn and has brick built, fenced and planted boundaries with gated access to one side.

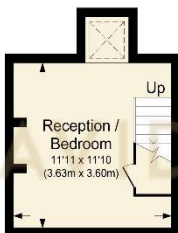
At the far end of the garden is an excellent purpose-built home office with power and light. In front of which sits a large, paved sun terrace, enjoying a southerly aspect it is currently used as an alfresco dining and entertaining area.



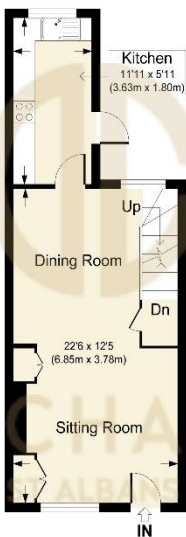




Summer House



Cellar



Ground Floor



First Floor

GRANGE STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 890.28 SQ FT / 82.71 SQ M. INC. HOME OFFICE / GARDEN ROOM  
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