



Church Street, St. Albans



DAVID CHADWICK
ST ALBANS



18 Church Street, St. Albans, AL3 5NQ

Sitting room | Kitchen/dining/family room | 3 Bedrooms | Bathroom | Gardens | Council Tax Band D - £2,257.13. | EPC rating C | Tenure - Freehold

The Property

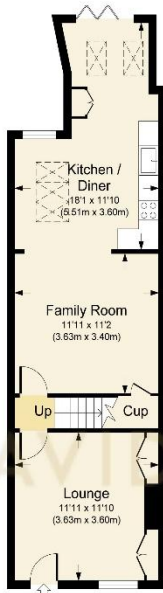
A beautifully presented extended Victorian terraced house with three bedrooms situated in a popular and convenient central conservation area location within easy reach of the city centre and mainline station.

To the ground floor a generous sitting room at the front of the house features an open fireplace, built in cabinets, picture rails, and stripped wooden floors. It leads to an inner lobby where the stairs rise to the first and second floors and beyond which is an impressive extended open-plan

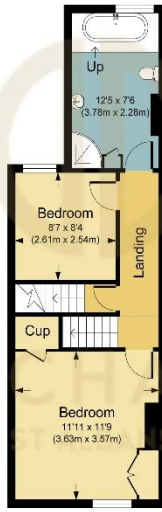
kitchen/dining family room to the rear of the house. A real focal point of the house this large flexible space features bi-fold doors and a sash window to the back garden, while a vaulted ceiling with conservation roof lights floods the dining area with natural light. The kitchen features bespoke hand painted cabinets, Corian counter tops, an integrated electric oven with gas hob, feature extractor canopy over, and a Belfast sink. The floor to the kitchen and dining areas has been laid to large, polished flag stone style tiles while the living room area has stripped wooden floors and features picture and dado rails and wall-mounted uplighters.

Upstairs there are two of the three very comfortable bedrooms and a very spacious family bathroom to the first floor with a third bedroom located on the second floor. The family bathroom features an attractive roll-top free-standing bath as well as a separate walk-in shower cubicle, the w.c. has a wall-mounted high-level cistern, while a pretty cast iron fireplace, picture and dado rails complete the picture.

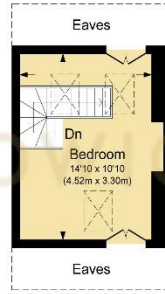




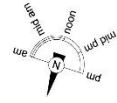
Ground Floor



First Floor



Second Floor



CHURCH STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1062.50 SQ. FT / 98.71 SQ. M.
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