



Sopwell Lane

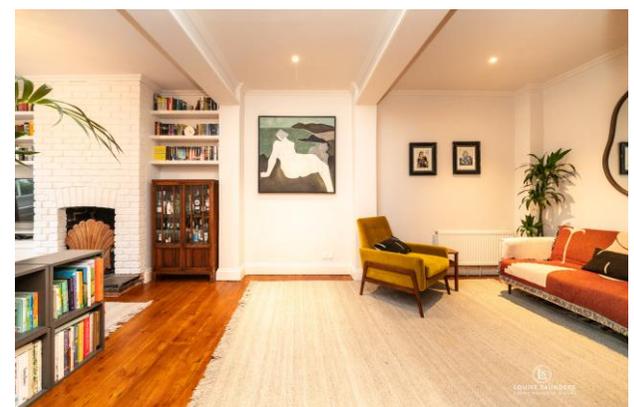
A Two Bedroom Victorian House in St Albans

Victorian House in the heart of St Albans Conservation Area

£725,000

- Two Bedrooms • First Floor Bathroom • Lounge •
- Kitchen/Dining Room • Entrance Hall • Loft Room
- Private Garden • Desirable Central St Albans Residential Road • Short Stroll to St Albans City Centre, St Albans Abbey and Verulamium Park •
- Walking Distance to Mainline Station •

A stylishly presented two bedroom terraced house with loft room and private rear garden in central St Albans. The house is beautifully presented combining the many traditional features with modern décor. The accommodation comprises lounge, kitchen/dining room, two bedrooms, loft room and a first floor family bathroom. There is also a generous landing with room for a space for home working. The rear garden provides a lovely spot for entertaining. Soppell Lane is a desirable central location, just a short stroll from St Albans Abbey and the city centre as well as popular local and private schools and nurseries. St Albans mainline station, which serves London St Pancras and Brighton as well as Luton and Gatwick airports, is also within walking distance. St Albans is a city steeped in history which offers a wealth of shops, restaurants and amenities.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

The wooden front door opens into the entrance hall which is enclosed with glass and leads onto the double length lounge. The box bay fronted lounge has a feature fireplace with exposed brick surround and hearth is a stunning feature and the room has wooden flooring which continues through to the other side of the lounge. At the back of the house is the kitchen/dining room which boasts glazed roof extension to the back of the room, has under floor heating and is flooded in natural light. The kitchen is a sociable space with a comprehensive range of floor and wall-mounted shaker style units with a complementary work surface. There is an integrated dishwasher, fridge freezer, freestanding oven and hob with integrated extractor fan. Wooden sliding doors open onto the rear garden.

First Floor

Opening onto the generous first floor landing with fitted under stairs storage cupboards, the staircase leads up from the lounge. The tranquil master bedroom is a spacious double with sash window to the front aspect and fitted wardrobe. Bedroom two overlooks the rear garden and houses a unique floor to ceiling window in the internal wall which ensures the landing receives plenty of natural light. The bathroom hosts a classic white suite comprising bath with overhead shower attachment, glass shower screen WC and sink.

Second Floor

Wooden stairs lead up to the loft room which has been converted into a light filled room with ample eaves storage and Velux windows to the rear aspect.

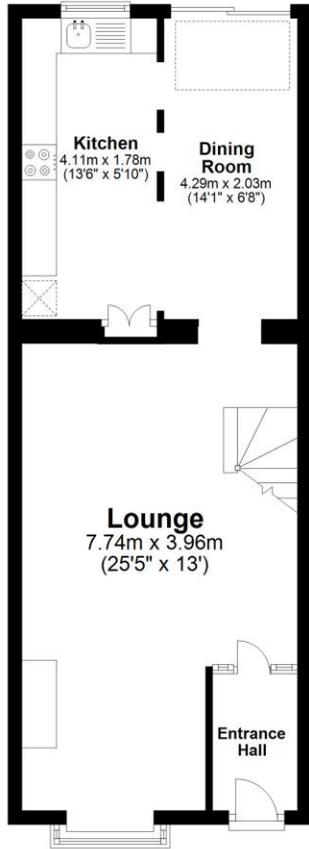
Exterior

The house is set back from the road with a hedge bordering the front. A few steps lead up to the front garden and path to front door. Sliding wooden doors open from the kitchen onto a pretty rear garden. The private rear garden, with fence borders, is laid mainly to patio and provides an ideal space for both play and outdoor dining.



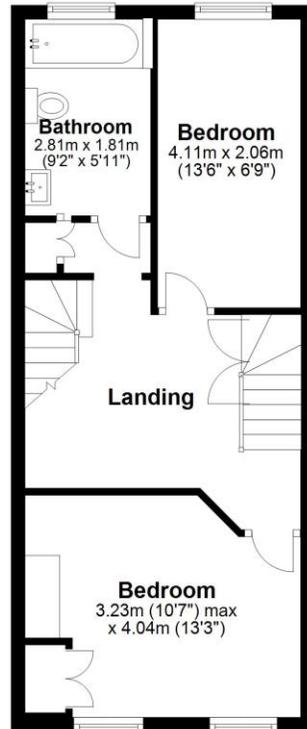
Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



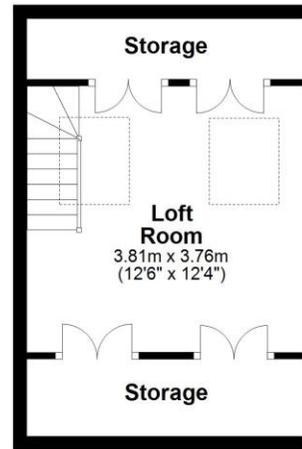
First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.1 sq. feet)



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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