



Sopwell Lane

A Two Bedroom Cottage in St Albans

Two Bedroom Cottage in St Albans Conservation Area

£550,000

- Two Bedrooms • Living Room • Kitchen •
- Upstairs Bathroom • 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 two bedroom terraced house with pretty rear garden in central St Albans. The house is well presented with many traditional features. The accommodation comprises living room, kitchen, two bedrooms and a family bathroom. The rear garden has a lawn and patio for both play and entertaining. Sopwell 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 inviting living room. A fabulous log burning fireplace with exposed brick surround and hearth is a stunning feature of the living room which also has a window to the front aspect, wooden flooring which continues through to the dining area. An archway leads through to the kitchen which has a range of floor and wall-mounted wooden units with a complementary work surface. There is space and plumbing for a fridge freezer, oven and gas hob and washing machine.

First Floor

The bathroom hosts a walk in shower, WC and wall hung basin as well as chrome heated towel rail. There is a double bedroom with window to front aspect. The second bedroom has a window overlooking the pretty rear garden.

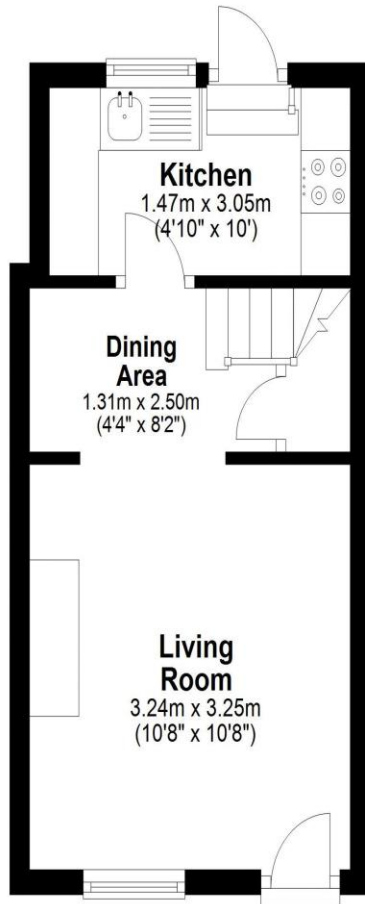
Exterior

A part glazed back door open from the kitchen onto a pretty rear garden. The garden with wooden fence borders, is laid mainly to lawn with shrubs and plants as well as a patio area which provides an ideal space for both play and outdoor dining.



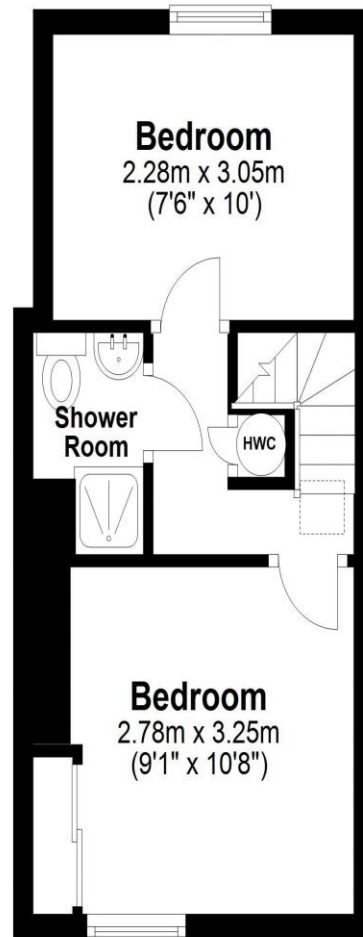
Ground Floor

Approx. 20.0 sq. metres (215.2 sq. feet)



First Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 42.4 sq. metres (456.2 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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

www.louisesaunders.co.uk

T: (01727) 833381

E: louise@louisesaunders.co.uk

