



# Spencer Street

A Two Bedroom Period Property in central St Albans

# Two Bedroom Renovated Cottage in St Albans City Centre

£725,000

- Two Bedrooms • Luxury Bathroom • Dressing Room • Entrance Hallway • Living Room • Open Plan Kitchen/Dining Room • Garden Office • Private Garden • City Centre Location • Walking Distance to Mainline Station •

A charming and beautifully presented two bedroom Victorian terraced cottage on Spencer Street. The property has been fully renovated and is in excellent decorative order throughout and is arranged over three floors. The accommodation comprises an open plan kitchen/dining room, living room, downstairs wc, entrance hallway, two bedrooms and a first floor luxury bathroom with bath and walk in shower. To the rear is a pretty courtyard garden with steps leading up to a purpose built garden room. Spencer Street is a highly sought after location in the heart of St Albans' thriving city centre with its many and varied amenities and popular twice weekly market. In close proximity are desirable local schools as well as St Albans mainline station which serves London St Pancras and Brighton as well as Luton and Gatwick airports.





## Walking Distance of St Albans Mainline Station and City Centre

### Ground Floor

The front door leads into an entrance hallway with space for coat and shoe storage. A pocket sliding door leads into the recently fitted kitchen/dining room. The dining area has a feature fireplace and window to front aspect with plantation shutters. Beyond the dining area is the stylish kitchen with a modern range of base and wall-mounted units with complementary worktop over and large island with high level seating. Integrated appliances included double oven, hob and fridge/freezer. There is space/plumbing for a washing machine and tumble dryer in a utility cupboard located off the kitchen. Bi-Fold doors lead off the kitchen onto the pretty rear garden. There is also a downstairs wc.

### Lower Ground Floor

The stairs descend to the basement which is a sizeable, versatile room which is currently the living room. There is fitted storage units and there is a window to the front of the property which floods the room in natural light.

### First Floor

To the first floor are two bedrooms and the bathroom. Bedroom one is an elegantly presented double room with sash windows to front aspect, fitted with shutters, and has fitted full height wardrobes. Bedroom two is also a double with a view over the rear garden. There is a dressing area located off this bedroom. The stylish bathroom features a bath and separate walk in shower with rainfall shower head and glass door, WC and vanity basin unit with storage cupboard.

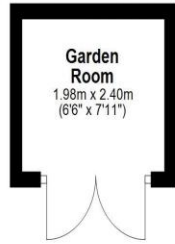
### Exterior

To the rear of the property is a pretty, easy to maintain garden with patio immediately outside the bi-fold doors which makes an ideal space for entertaining. There are steps leading to a raised patio and purpose built garden room which makes an ideal home office. The garden room is insulated and has power and internet. The garden is fully bordered with wooden fencing and feature beds with established plants and shrubs.



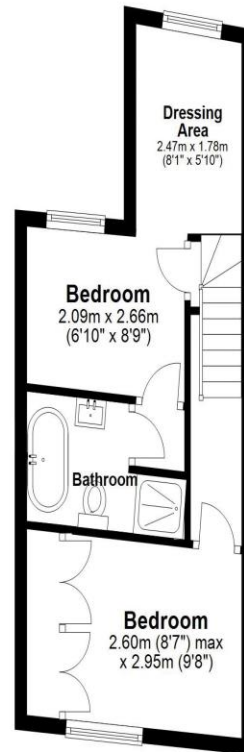
### Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



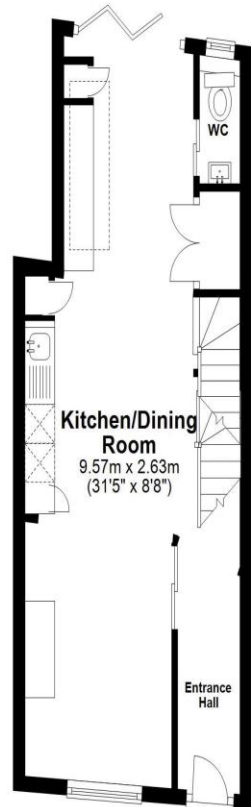
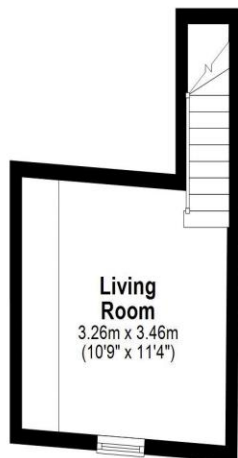
### First Floor

Approx. 27.8 sq. metres (299.4 sq. feet)



### Basement

Approx. 12.7 sq. metres (137.2 sq. feet)



Total area: approx. 78.0 sq. metres (839.1 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		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[www.louisesaunders.co.uk](http://www.louisesaunders.co.uk)

T: (01727) 833381

E: [louise@louisesaunders.co.uk](mailto:louise@louisesaunders.co.uk)



These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Louise Saunders Estate Agents or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The vendors do not make or give, and neither Louise Saunders Estate Agents nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.