



## Sopwell Lane

A Two Bedroom Cottage in St Albans

# Two Bedroom Victorian Cottage in the Heart of St Albans Conservation Area

£650,000

- Two Bedrooms • Loft Room • Living/Dining Room • Upstairs Bathroom • Kitchen • Private Courtyard Garden • Short Stroll to St Albans City Centre • Walking Distance of Mainline Station• •

An attractive character cottage set in the heart of the conservation area on the delightful and historic Sopwell Lane, just a short stroll from the City centre. The property is very well presented and offers a mix of desirable traditional features with contemporary touches such as fitted shutters. The accommodation comprises open plan living room/dining room and kitchen to the ground floor, two double bedrooms and family bathroom on the first floor. The loft has a rear facing velux window and provides an additional room with plenty of storage. The property benefits from a private rear garden. Sopwell Lane is a very convenient location; a short stroll from the many and varied amenities central St Albans offers. It is also within walking distance of both 'The Abbey Flyer' and St Albans mainline station, desirable local schools and Verulamium Park.





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

### Ground Floor

Beyond the front door lies the open plan dining room/living room with fitted shutters and beautiful oak flooring which runs throughout. The dining area boasts the original feature fireplace with cast iron mantelpiece and sash window to the front aspect with stained glass detail. The living room, which looks out over the side/rear aspect and features a beautiful stained glass window, showcases a stunning log burner with brick surround and hearth. There is a spacious under stairs storage cupboard. The kitchen, located to the rear of the property and with two windows overlooking the garden, features a range of beech-effect floor and wall-mounted units with roll top work surface over and appliances including fridge/freezer and washing machine. A door opens onto the side return and garden beyond.

### First Floor

Ascending from the dining area, the part concealed staircase opens onto a landing and continues to the second floor. The master bedroom, with sash window to the front, is a double room with a period cast iron fireplace. Bedroom Two enjoys a view over the rear garden and also features the original cast iron fireplace. The contemporary bathroom hosts a white suite comprising bath with shower over, WC and wall hung vanity unit with basin and storage. The loft room provides extensive storage and there is a rear facing Velux window as well as hand built alcove cupboards with shelving either side and an exposed beam which provides fabulous character to the room. Further storage has been built into the eaves.

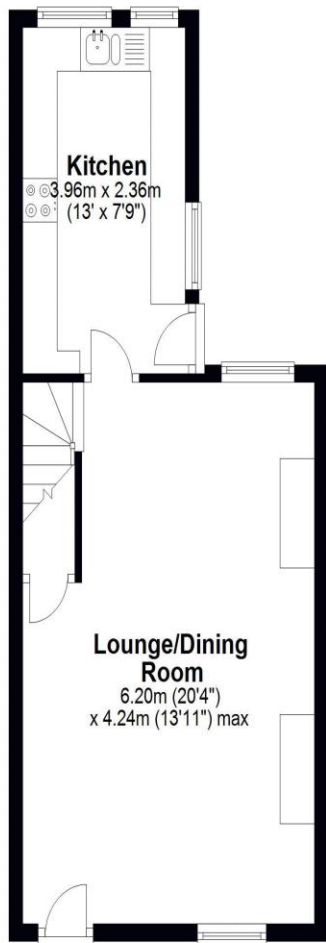
### Exterior

Stepping out of the kitchen is a lovely patio area offering an ideal space for outdoor entertaining. The garden is fully enclosed by wooden fencing and a number of shrubs and plants.



### Ground Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



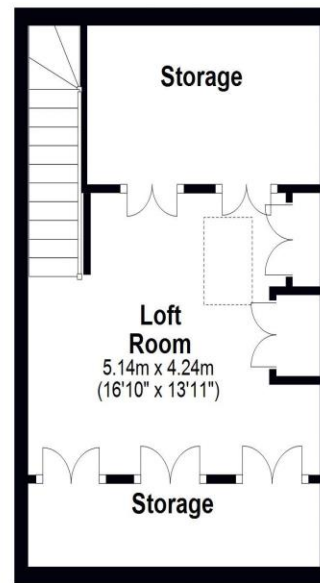
### First Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



### Second Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Total area: approx. 88.4 sq. metres (951.1 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 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)



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