



48 Hill Street, St. Albans, AL3 4QT

Guide price £1,075,000 Freehold



Paul Barker
ESTATE AGENTS

48 Hill Street

St. Albans, AL3 4QT

A wonderful opportunity to purchase a characterful Victorian end-of-terrace house, believed to date from circa 1840, on a highly desirable street in the heart of the historic conservation area. Rich in period features, the property also benefits from a west-facing garden and brick-built artist's studio with light, water and power.

A covered porch and original part-glazed stained-glass front door open into a welcoming hallway, with stairs to the first floor and storage beneath. The bay-fronted lounge is filled with natural light and features a period fireplace. A wide squared archway with an original pull-down wooden divider leads to a further sitting room, with stained-glass patio doors opening onto the garden.

A dining room with large side-facing windows and original tiled floor leads into the fitted kitchen. Side and rear windows provide ample light, while a glazed door opens onto the garden. A ground-floor cloakroom/WC completes this level.

Upstairs are three double bedrooms, a family bathroom and separate shower room. The principal bedroom has a bay window, an additional front-facing window and two bespoke fitted wardrobes, while the remaining bedrooms overlook the garden. A paddle staircase leads to useful loft space with under-eaves storage, lighting and two rear-facing Velux windows.

The attractive frontage is enclosed by a low brick wall with metal railings and a gate, with established planting beside the entrance path. The private west-facing rear garden features a patio, lawn and mature planting. A pathway leads to the artist's studio, with double doors, front-facing windows and a vaulted ceiling. A useful garden store with lighting and a tap sits alongside.

Hill Street is an attractive road in St Albans' Old Conservation Area, close to St Michael's Village, Verulamium, Victoria Park and The Brickie, with convenient access to excellent schools, the city centre and mainline station to London.





ACCOMMODATION

Hallway

Lounge

13'5 x 11'9 (4.09m x 3.58m)

Sitting Room

11'2 x 9'2 (3.40m x 2.79m)

Dining Room

11'10 x 8'7 (3.61m x 2.62m)

Kitchen

12'1 x 8'8 (3.68m x 2.64m)

W.C

FIRST FLOOR

Landing

Bedroom 1

14'6 x 13'9 (4.42m x 4.19m)

Bedroom 2

11'1 x 9'7 (3.38m x 2.92m)

Bedroom 3

11'8 x 8'8 (3.56m x 2.64m)

Bathroom

Shower Room

Loft

14'0 x 8'10 (4.27m x 2.69m)

OUTSIDE

Frontage

Rear Garden

60 (18.29m)

Studio

13'5 x 11'10 (4.09m x 3.61m)



Floor Plan



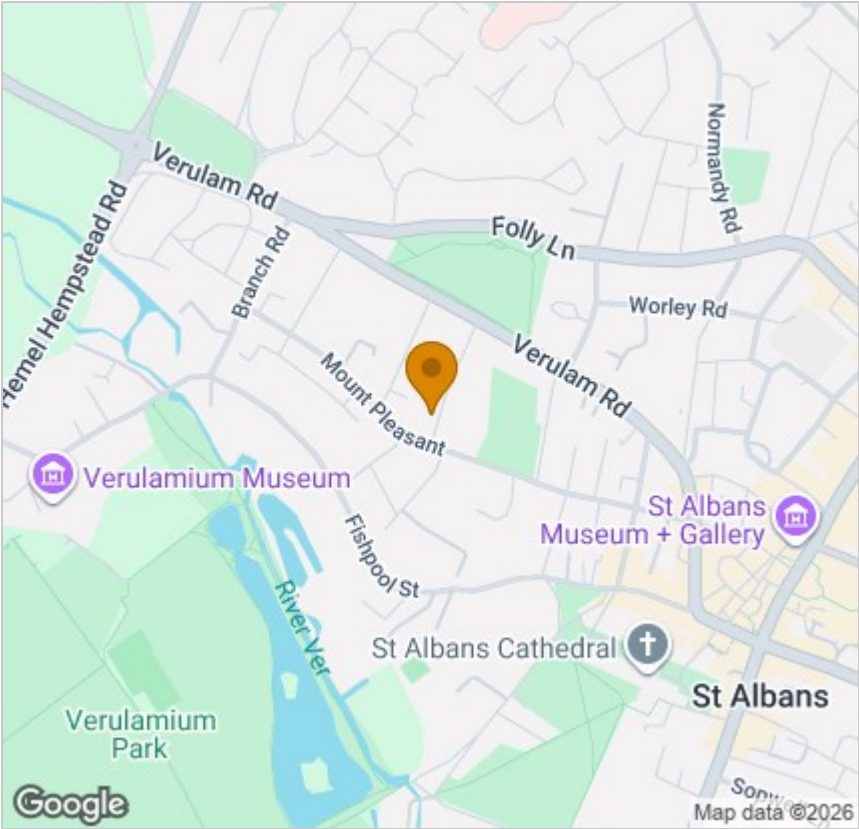
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

