



**DRUCE**  
▲ & PARTNERS ▲

97 Fishpool Street  
St. Albans, AL3 4RU  
Guide Price £1,950,000

# 97 Fishpool Street, St Albans

An exceptional four-bedroom detached residence built in 1984, discreetly positioned behind a high brick wall on the prestigious Fishpool Street, within the highly sought-after Abbey Conservation Area.

Commanding stunning views across St Michael's Manor lakes and towards Verulamium Park, this distinguished home effortlessly blends period charm with refined modern living. Elegant interiors feature exposed timbers and a striking brick inglenook fireplace, complemented by three reception rooms, a contemporary kitchen with utility and guest cloakroom.

The first floor offers four well-proportioned double bedrooms with fitted wardrobes, including a principal suite with Jack and Jill bathroom, alongside a stylish shower room.

Externally, beautifully landscaped south-west facing walled gardens provide a private and tranquil setting, enhanced by a terrace ideal for entertaining. A detached double garage and private driveway offer secure parking and additional storage.

Ideally located within walking distance of St Alban's Abbey, the City centre, Verulamium Park and well regarded schooling including St Albans Boys School and just over a mile from the mainline station with fast links into London.

Offered with vacant possession and scope for extension (STPP), this is a rare opportunity in one of St Albans' most prestigious settings.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## ALL MAIN SERVICES

### Council Tax

Band G - £3843p.a

### EPC

Band - D

## Agents Note

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 Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

## Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk





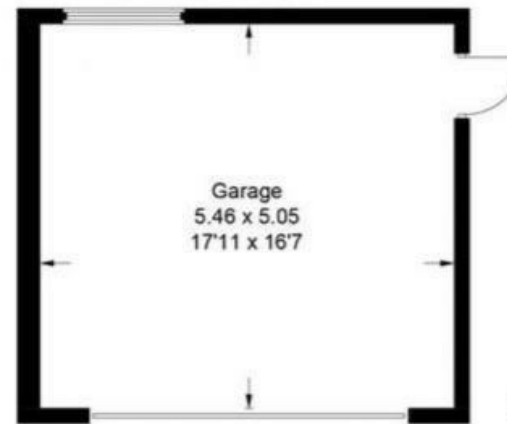
Approximate Gross Internal Area (Excluding External Store)

Ground Floor = 69.6 sq m / 749 sq ft

First Floor = 70.1 sq m / 754 sq ft

Garage = 27.5 sq m / 296 sq ft

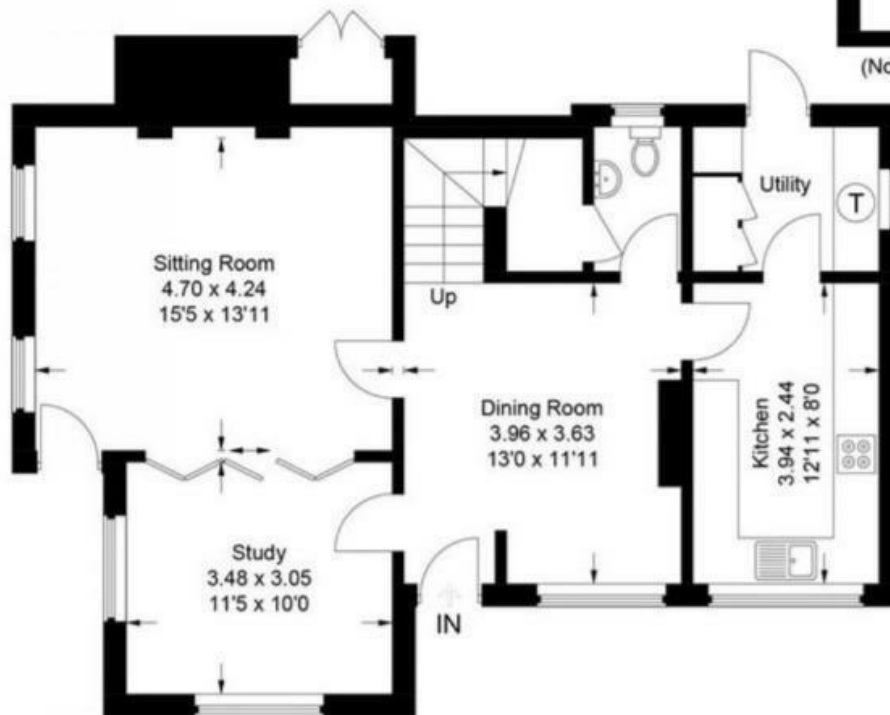
Total = 167.2 sq m / 1,799 sq ft



(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.