



Welclose Street, St Albans



DAVID CHADWICK  
ST ALBANS



## 7 Welclose Street, St. Albans, AL3 4QD

Sitting room | Kitchen/dining room | 2  
Bedrooms | Bath/shower room | Courtyard  
Garden | Tenure – Freehold

### The Property

Situated in a picturesque old conservation location in the heart of the Cathedral Quarter, just moments from the Abbey itself, as well as Romeland, George Street, Fishpool Street and Verulamium Park and Lakes. The city centre is just beyond and both stations are within easy reach.

This charming end of terrace cottage offers well-presented accommodation over two floors with comfortable living space to the ground floor where a sitting room, with feature fireplace, leads to a

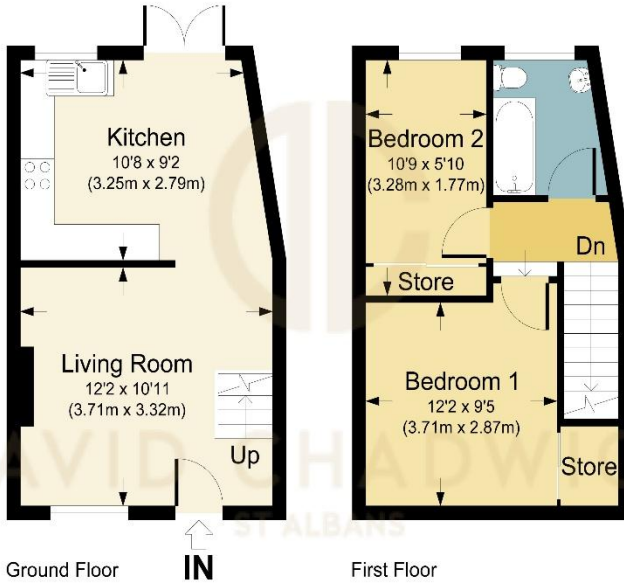
modern kitchen/dining room with French doors to the back garden.

On the first floor there are two well-proportioned bedrooms, both with fitted wardrobes, and a stylishly appointed refitted bath/shower room. A hatch provides access to a useful loft space,

Outside, the house sits behind a pretty Grade II listed brick-built façade with sash windows, and a multi pane glazed front door, while to the rear is a generous courtyard garden.

Hard landscaped, with brick-built boundaries, it enjoys a high degree of privacy and a sunny westerly aspect making it a delightful back drop to this lovely home and the ideal space for al-fresco dining and entertaining.





WELCLOSE STREET

APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ FT / 45.0 SQ M.

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