



Fishpool Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 106 Fishpool Street, St. Albans, AL3 4RX

Sitting room | Open-plan kitchen/dining room | Further reception/home office | Three bedrooms | Bath/shower room | Garden | Tenure Freehold | No onward chain

### The Property

A beautifully appointed terraced townhouse situated in a delightful old conservation area location within easy reach of the city centre and both stations.

Arranged over four floors there is beautifully presented accommodation that has been the subject of extensive refurbishment, enlargement and improvement in recent years and now successfully combines many charming character features with stylishly appointed contemporary detailing.

Of particular note is the large open plan kitchen dining room with handmade shaker style kitchen, feature tiling, granite counters and doors to the garden at the rear. Fully integrated and with underfloor heating, this area of the house provides ideal entertaining as well as comfortable everyday living accommodation.

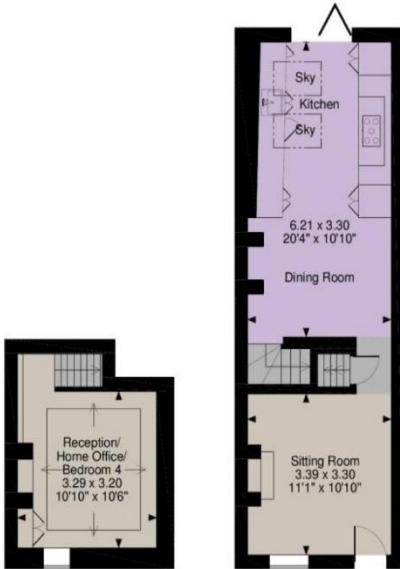
In addition, a large first floor bath and shower room is another enviable feature of this house. Also with under floor heating there is contemporary suite with feature bath and separate walk in shower with feature flooring and brick bond wall tiling.

There are three comfortable bedrooms over the first and second floors while back on the ground and lower ground floor is a separate sitting room at the front of house, complete with contemporary log burner, while to the lower ground floor is a further reception room, with a window, that also offers scope for use as a home office or further bedroom.





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Internal area 938 sq ft (87 sq m)

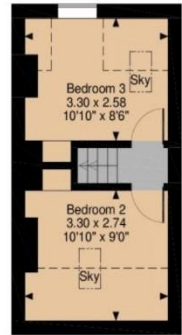


Lower Ground Floor

Ground Floor



First Floor



Second Floor



**To confirm:** These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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