



**Blacksmiths Lane, St. Albans AL3 4SQ**

**welcome to**

**Blacksmiths Lane, St. Albans**

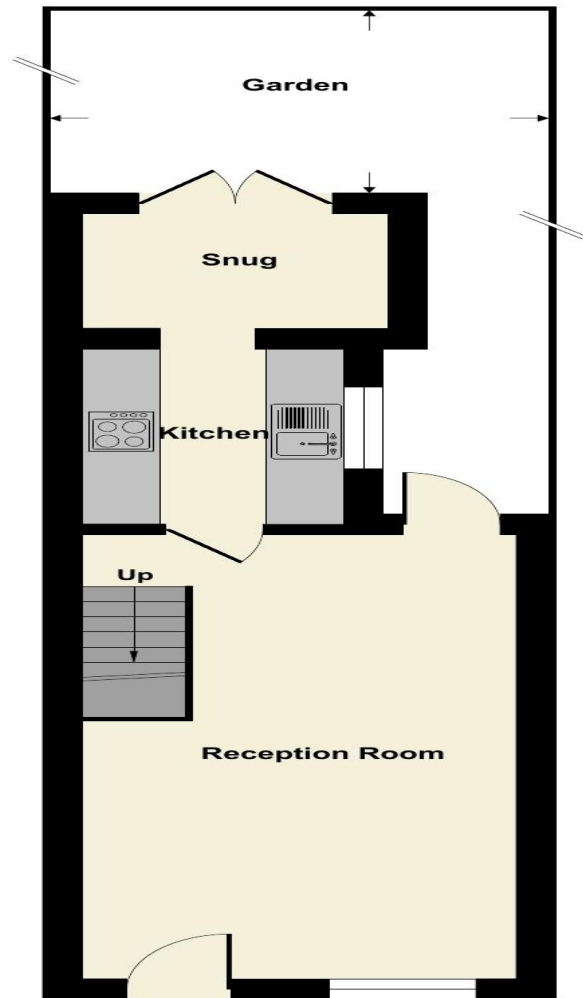
A charming period terrace property ideally positioned on sought-after Blacksmiths Lane in the heart of St Michaels Village, just 0.7 miles from the vibrant city centre and only moments from the beautiful Verulamium Park.



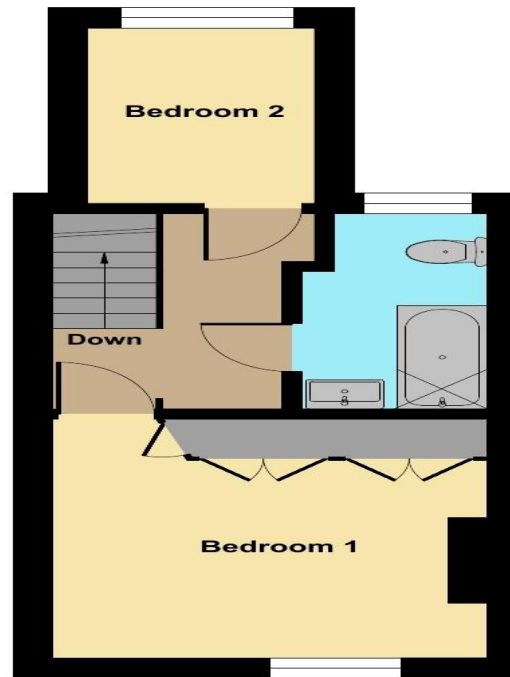
# Blacksmiths Lane, St. Albans, AL3

Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

## Reception Room

21' 2" max x 11' max ( 6.45m max x 3.35m max )

## Kitchen

8' 10" x 6' 8" ( 2.69m x 2.03m )

## Snug Area

7' 9" x 5' 5" ( 2.36m x 1.65m )

## Bedroom 1

11' 4" max x 11' max ( 3.45m max x 3.35m max )

## Bedroom 2

8' 2" x 6' ( 2.49m x 1.83m )

## Bathroom



welcome to

## Blacksmiths Lane, St. Albans

- Period Terrace Property
- 2 Bedrooms
- Brick Feature Fireplace
- 0.7 Miles from the City Centre
- Moments Away from Verulamium Park

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: E

offers in the region of

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALB106222 - 0002

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