



Portland Street St Albans



DAVID CHADWICK
ST ALBANS

42 Portland Street, St Albans AL3 4RB

Summary

Sitting room | Kitchen/dining room | Cinema room | Garden room/home office | Garden store | 3 Bedrooms | Bathroom | Ensuite cloakroom | Garden | Tenure Freehold | EPC rating D | Council tax band D £2,257.13 p.a.

The Property

A beautifully presented and deceptively spacious Victorian cottage situated in the heart of the old conservation area.

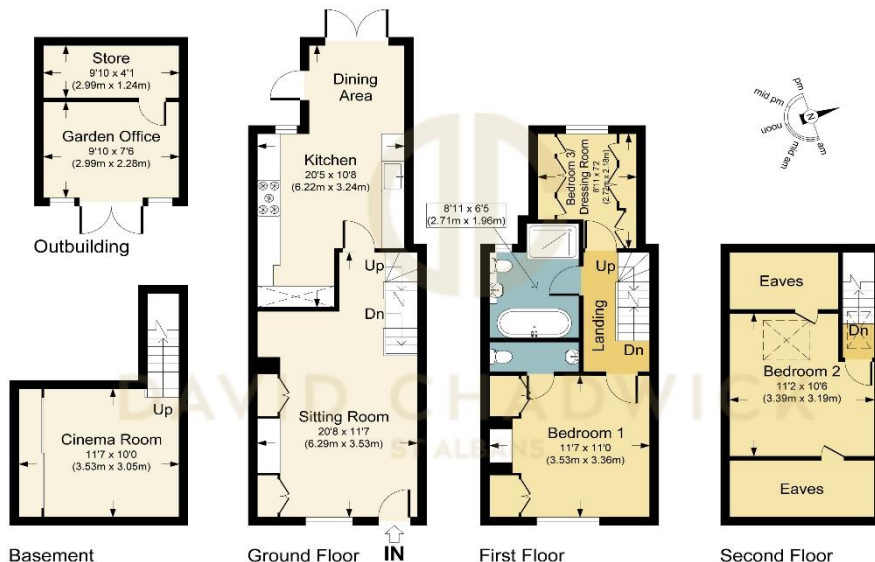
With accommodation over four floors, as well as a detached garden room, there are three comfortable bedrooms and a well-proportioned family bathroom, with a bath and separate walk-in shower.

The principal bedroom benefits from an en-suite cloakroom, while bedroom 3 has been fitted as a generous walk-in wardrobe/dressing room, while still offering the option, with some minor changes, to provide a third bedroom, ideal as a nursery or child's bedroom for example.

On the ground floor is a large sitting room, a separate extended kitchen/dining room, with doors to the back garden, while a flexible further reception room to the lower ground floor, currently used as a cinema room, offers scope for use as an occasional fourth bedroom, home office, or further reception room.







PORTLAND STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1074.30 SQ FT / 99.80 SQ M. INC. OUTBUILDING & EAVES

DAVIDCHADWICK. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.

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.

david@davidchadwickstalbans.com
Mobile 07859 768597
Office 01727 857165
davidchadwickstalbans.com



DAVID CHADWICK
ST ALBANS