



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
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