



3 Romeland Hill, St. Albans – AL3 4ET

Guide Price £1,650,000



3 Romeland Hill

St. Albans

A Timeless St Albans Residence

Step into **Romeland Hill** and be immediately welcomed by a grand lounge and dining room, where beautifully exposed beams and two striking cast-iron feature fireplaces create an atmosphere of historic charm and sophistication. Twin large sash windows bathe the space in natural light, framing exceptional views of the iconic Abbey.

Adjoining the lounge, the sitting room continues the theme of exposed beams, enhanced by a working log burner. Elegant French doors invite sunlight into the space and provide seamless access to the charming courtyard.

The kitchen/breakfast room, thoughtfully extended around 2013, is luxuriously appointed with multiple skylights and premium built-in appliances, offering both style and functionality. A conveniently positioned shower room completes the ground-floor accommodation.

On the lower ground floor, a generously proportioned bedroom with a front-facing window provides an ideal guest suite or flexible living space.

Ascending to the first floor, a spacious landing with a large window evokes a sense of openness. The principal bedroom features a striking fireplace, sash window with stunning Abbey views, and access to a private en-suite shower room. A second bedroom mirrors these views and includes its own feature fireplace. The floor is completed by a beautifully appointed main bathroom, showcasing a captivating roll-top bath.

To the rear, a delightful courtyard garden offers direct access to private parking and a practical external storage cupboard.



3 Romeland Hill

St. Albans

An iconic St Albans home with arguably the finest views of the Abbey. This Grade II listed terrace blends timeless character with generous living space, featuring a stunning extended kitchen, three double bedrooms, three bathrooms, a private courtyard garden, and parking.

Council Tax band: F

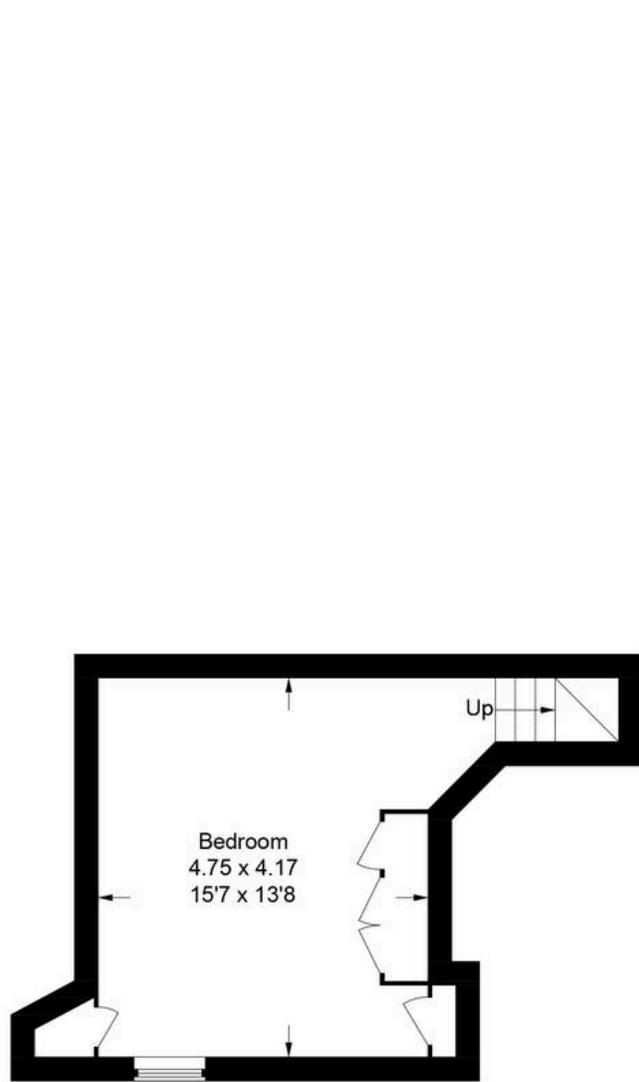
Tenure: Freehold

- A rare and stunning home on Romeland Hill
- Over 1,500 sq ft of impeccably designed and beautifully balanced living space
- Parking
- Grade II listed
- Sun-drenched sitting/dining room with charming exposed beams and classic sash windows
- Relax by the log burner in this bright family room with French doors out to the courtyard
- Well-appointed downstairs shower room, designed for convenience
- Luxurious, light-filled kitchen/breakfast room with stylish finishes and abundant skylights
- Experience the perfect balance of historic charm and contemporary convenience in one exceptional setting
- Chain Free

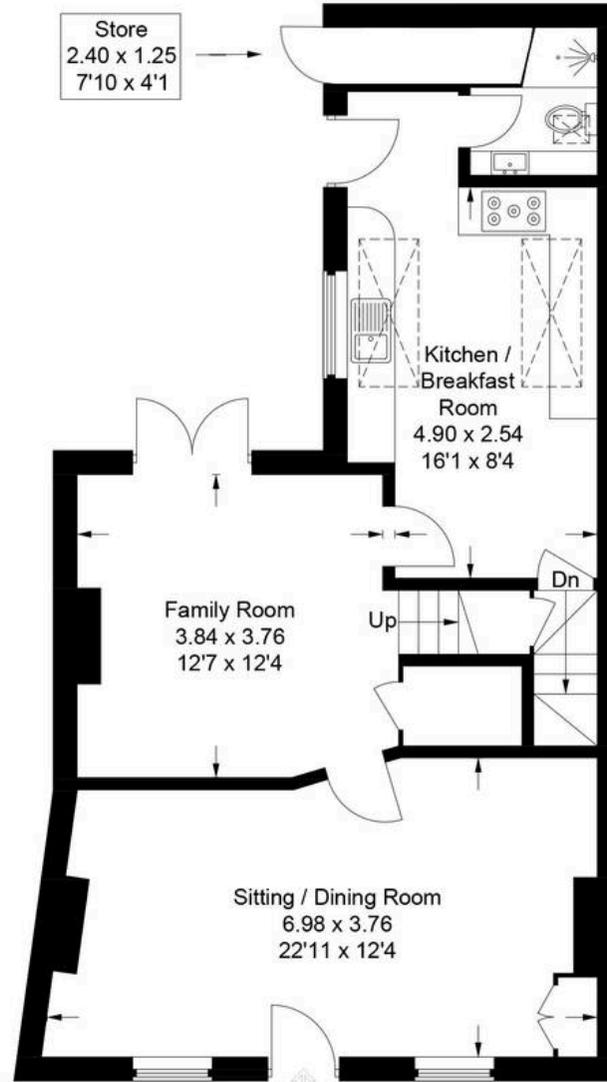




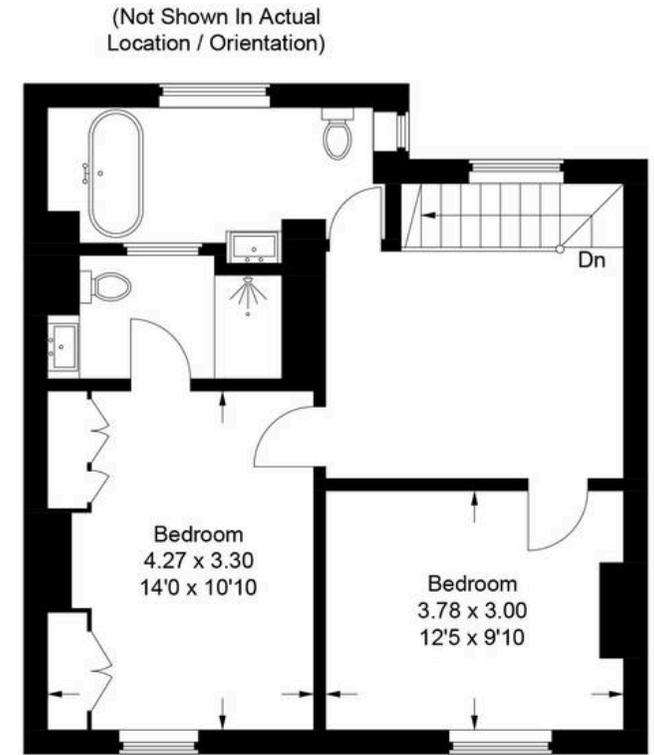
Approximate Gross Internal Area
 Lower Ground Floor = 22.7 sq m / 244 sq ft
 Ground Floor = 65.4 sq m / 704 sq ft
 First Floor = 53.5 sq m / 576 sq ft
 Store = 3.0 sq m / 32 sq ft
 Total = 144.6 sq m / 1,556 sq ft



Lower Ground Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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