



Connells

Cottonmill Lane
St. Albans



Property Description

The property offers well-proportioned accommodation and is ideally located within walking distance of the town centre and station, while also being conveniently placed for a number of highly regarded local schools.

The accommodation begins with a welcoming entrance hallway leading into a comfortable sitting room, which flows through to a separate dining room. From here, double doors open into a delightful conservatory, providing a wonderful place to sit and enjoy uninterrupted views across the magnificent rear garden. The ground floor is completed by a fitted kitchen.

Upstairs are two generous double bedrooms, a good-sized third single bedroom, a recently finished family bathroom and a separate WC.

Outside, the property benefits from driveway parking to the front, while to the rear lies what is undoubtedly the home's outstanding feature. Extending to approximately 200 ft, the garden is exceptionally mature and beautifully established, with an abundance of colourful flowers, mature trees, shrubs and planting creating a wonderfully private and tranquil setting. Nestled within the garden is a substantial outhouse, currently used as a music room, offering excellent versatility as a home office, studio, gym or hobby space.

For purchasers looking to create a long-term family home, the property also offers significant scope for extension, with potential to enlarge to the side and rear as well as convert the loft, all subject to the necessary planning permissions.

Lounge

13' 3" x 12' 6" (4.04m x 3.81m)

Kitchen

11' x 8' 4" (3.35m x 2.54m)

Dining Room

10' 11" x 10' (3.33m x 3.05m)

Conservatory

16' 4" x 8' 2" (4.98m x 2.49m)

Bedroom One

12' 7" x 12' (3.84m x 3.66m)

Bedroom Two

12' x 10' (3.66m x 3.05m)

Bedroom Three

9' 6" x 7' 5" (2.90m x 2.26m)

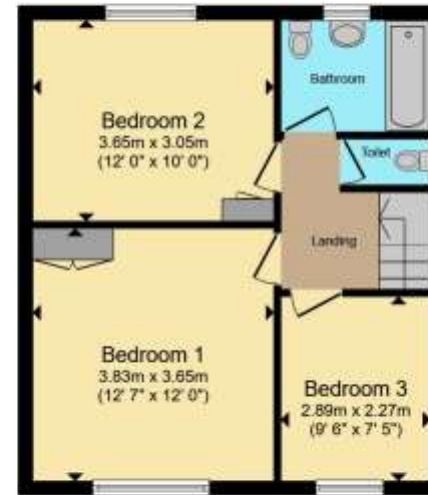








Ground Floor



First Floor

Total floor area 97.5 m² (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01727 856 781
E stalbens@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

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Property Ref: STA318139 - 0002