



Hill Street, St. Albans



DAVID CHADWICK
ST ALBANS



36 Hill Street, St. Albans, AL3 4QT

Entrance-hall | Through sitting/dining room | Kitchen/breakfast | Home office | Garden room | Cloak room | Two bedrooms | First floor shower room & laundry | Mezzanine | Gardens | Tenure – Freehold

The Property

An elegant period townhouse situated in a prime old conservation area location, within the highly sought-after Cathedral Quarter and within very easy reach of the city centre & both stations.

This beautifully presented period townhouse offers well-balanced accommodation over two light, bright and spacious floors. The ground floor starts with a generous entrance hall leading to a spacious, through sitting/dining room,

with an attractive open fireplace, and a modern-fitted kitchen/breakfast room, with direct access to the rear garden.

To the side is a versatile extension currently used as a home office/hobbies room, together with a cloakroom. The home office is flooded with natural light by virtue of double-glazed roof lights over. Similarly, the breakfast room also benefits from glazed roof lights over, as well as glazed doors to the garden, affording some lovely garden views and again an abundance of natural light.

On the first floor there are two well-proportioned double bedrooms, a stylishly appointed and sizable shower room incorporating a laundry area. A wide landing provides space for a desk and gives access to a useful mezzanine level over.

Outside there are delightful gardens, front and rear, as well as a substantial timber garden room.





36 HILL STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1251.84 SQ FT / 116.30 SQ M. INC. SUMMER HOUSE

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