



Portland Street, St. Albans



DAVID CHADWICK
ST ALBANS



7 Portland Street, St. Albans, AL3 4RA

Through sitting/dining room |
Kitchen/breakfast room | Two bedrooms |
Bathroom | Garden | Tenure – Freehold

The Property

A beautifully presented Victorian terraced cottage situated in a highly sought after location in the heart of the old conservation area, within easy reach of the city centre, mainline station, highly regarded schools, including Ofsted outstanding St Michael's Primary School, and extensive local amenities, including the Abbey, Verulamium Park and Lakes and Victoria Park, which is just moments away.

With accommodation over two floors one notable feature is the sense of light and

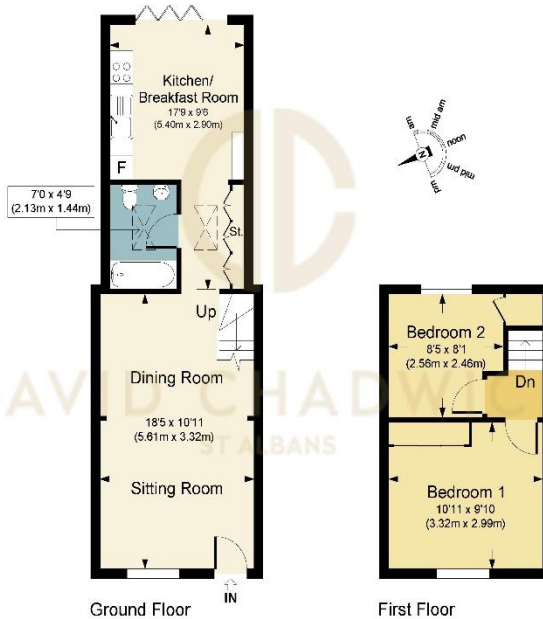
space. The vista from front to back, and beyond into the garden, is quite striking on entering the house, where a spacious sitting dining room leads, semi open plan, into a kitchen breakfast room, with a central island and full height glazed doors leading to the garden.

A modern bathroom sits to one side which, with the benefit of a skylight, also enjoys an abundance of natural light.

Upstairs two well-proportioned bedrooms complete the picture internally.

Outside, the house sits behind a charming brick-built façade with double glazed sash windows, while to the rear is a very well-proportioned private garden. Laid to lawn over one level, it benefits from the advantage of having a higher degree of privacy than so many similar cottages given that there aren't any rights of way from neighbouring properties.





PORTLAND STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 611 SQ FT / 53.20 SQ M.

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