



6 College Place, St. Albans, AL3 4PU

£575,000 Freehold





## 6 College Place

St. Albans, AL3 4PU

An attractive two-bedroom Victorian terraced cottage, offered with no onward chain and excellent potential to extend, subject to the necessary planning permissions.

Front door leads into a welcoming lounge with feature fireplace, a generous sash window, feature wooden flooring and access to a basement area (used for storage). Leading into the well proportioned modern kitchen fitted with a range of wall and base units, gas hob and oven and then through to an extended conservatory /dining space with access to a low-maintenance rear garden boasting two patio areas, ideal for entertaining and also a lawned area and also side access to the street.

Upstairs, consists of a principal bedroom, featuring a sash windows, feature fireplace, and wooden flooring, second bedroom overlooking the rear garden and a bright modern shower room comprising of a shower cubicle, WC, basin with storage below.

Wonderfully located on a no through road in the heart of the Conservation Area, this is an opportunity to join a friendly community where occasional neighbourly events take place. Within 5 minutes' walk of the city centre and its wide variety of shops, restaurants and services. The mainline train station into St Pancras International is within 15 minutes' walk.







## ACCOMMODATION

### Lounge

11'8" x 11'8" (3.56 x 3.56)

### Kitchen

8'2" x 11'8" (2.49 x 3.56)

### Conservatory/dining room

7'6" x 9'3" (2.29 x 2.82)

## FIRST FLOOR

### Bedroom

10'11" x 8'11" (3.33 x 2.72)

### Bedroom

8'11" x 6'0" (2.72 x 1.85)

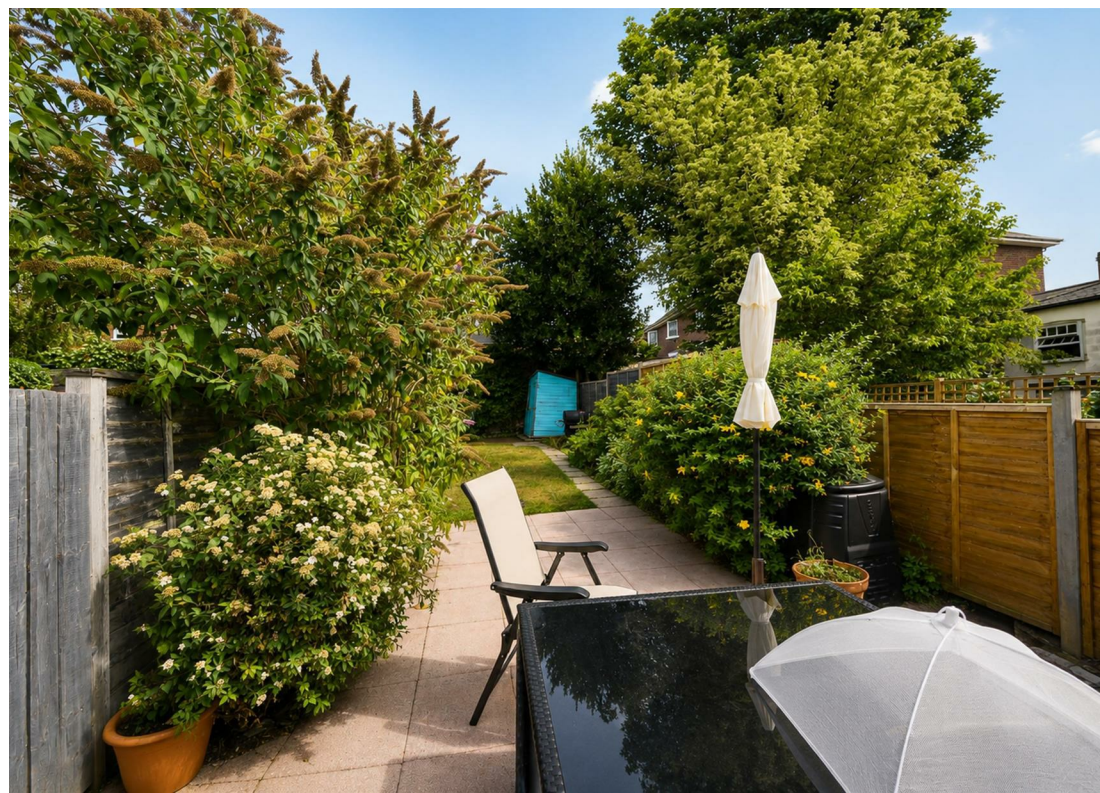
### Bathroom

### Basement

11'8" x 11'5" (3.57 x 3.48)

## EXTERNAL

### Garden





Floor Plan

