



Bernard Street, St. Albans



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ST ALBANS



26 Bernard Street, St. Albans, AL3 5QN

Through sitting/dining room | Kitchen |
Two bedrooms | Home office/bedroom 3 |
First floor bath/shower room | Generous
rear garden | Tenure - Freehold

The Property

A larger than average terraced cottage with a delightful and generously proportioned rear garden, a dual aspect through sitting/dining room, two/three bedrooms and a first-floor bath/shower room, situated in a central conservation area location within easy reach of the city centre and station.

On the ground floor a stable style front door leads to a spacious through sitting/dining room, with feature fireplace, and a door to a modern fitted kitchen, which in turn leads to the back garden.

To the first floor a sizeable landing leads to two well-proportioned bedrooms, while a further room, currently used as a home office, could be used as a third bedroom, suitable for a child or baby. A family bath/shower room completes the picture on this floor while a hatch provides access to the loft, ideal for storage.

Outside, the house sits behind a brick built Victorian façade with double glazed windows, there is a small open frontage laid to pea-shingle and a gate to the side leads to the garden at the rear.

A lovely feature of this comfortable home is the generous rear garden. Enjoying a south-easterly aspect, it extends over three gently rising levels where a large, paved terrace, immediately to the rear of the house, leads to a landscaped central section with an artificial lawn and a pond. While at the far end of the garden, and ideal for alfresco dining and entertaining, is a further sun terrace.





To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate, and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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