



**DRUCE**  
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35 Church Street  
St. Albans, Hertfordshire AL3 5NG  
Guide Price £540,000



## 35 Church Street St Albans

A 2 bedroom Victorian cottage in the heart of central conservation area within easy walk of City centre amenities and within walking distance of mainline station into St Pancras International.

The property which has double glazed sash windows and gas central heating includes a wealth of character features and comprises :- entrance hall, lounge with brick fireplace, dining room with feature fireplace, ,spacious basement for storage, kitchen, bathroom, separate w.c., 2 double bedrooms. 70 ft rear garden with access over 37 Church Street to side passage, zoned resident's permit parking area.

In sought after Gardens Fields Conservation Area close to local parks and regarded schools.

### GROUND FLOOR

#### Entrance Hall

#### Lounge

11'10 x 11'7 (3.61m x 3.53m)

Tiled fireplace.

#### Dining Room

12'8 x 10'6 (3.86m x 3.20m)

Feature fireplace with cupboards to side. Stairs to first floor.

#### Basement

15'2 x 10'5 (4.62m x 3.18m)

#### Kitchen

11'4 x 7'2 (3.45m x 2.18m)

Range of fitted cupboards. Door to garden.

#### Bathroom

Cupboard with Vailant combination boiler.

#### Separate W.C.

### FIRST FLOOR

#### Bedroom 1

15'2 x 11'7 (4.62m x 3.53m)

#### Bedroom 2

12'4 x 10'6 (3.76m x 3.20m)

Cast iron fireplace.

### OUTSIDE

#### Front garden

#### Lawned 70 ft rear garden

Fenced boundaries. Pedestrian right of way across 37 Church Street to side passage.

### All Mains Services

#### EPC

Energy Rating-Band D

#### Council Tax

Band D-Currently £2306p.a.

#### Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

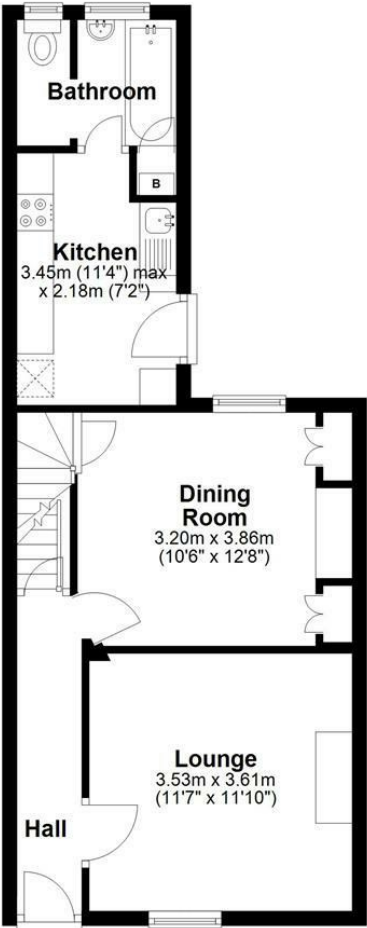
#### Viewing

Through **Druce & Partners**, **Telephone: 01727 855232** Email: [sales@druce-partners.co.uk](mailto:sales@druce-partners.co.uk)



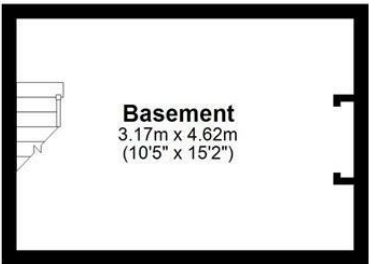
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



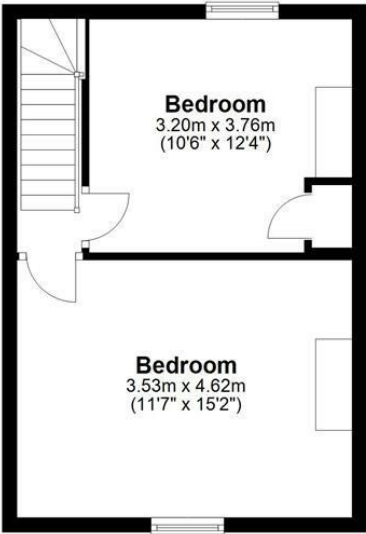
Basement

Approx. 14.7 sq. metres (157.8 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		82			
	63				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



