



DRUCE
▲ & PARTNERS ▲

20 Queen Street
St. Albans, Herts AL3 4PJ
Guide Price £1,750,000

A stunning recently fully refurbished 4 double bedroom Semi Detached Character House with Parking in a historic picturesque Old Conservation Area setting a stone's throw from the City Centre amenities, St Albans Abbey and Abbey Orchard and within easy walk of the Verulamium Park and mainline station into St Pancras International.

The property (approx 2,258 sq ft / 210 sq m) has been sympathetically and tastefully refurbished throughout and offers:

Spacious reception hall, cloakroom, family room, basement / home office, 27' living room, superb 21' x 19' (l-shaped) dining / family room / kitchen, landing, principal bedroom suite with roll top bath, shower cubicle and separate W.C., 3 Further double bedrooms (one with en-suite shower room), family bathroom, utility room. Walled courtyard garden. Off street drive parking, and in zoned resident's permit parking area . Rewired | replumbed | recent central heating system (with underfloor heating to part ground floor), | Recent double glazed wood sash windows including velux windows. | Risco Alam system-linked HD camera | Wi-Fi connected.

20 Queen Street, St Albans



GROUND FLOOR

Spacious Reception Hall:

Tiled floor. Under floor heating. Inset ceiling lights.

Cloakroom:

Tiled walls and floor. Under floor heating. Wash hand basin with chrome taps and cupboard under. WC. Inset ceiling lights.

Living Room

26'10" x 12'0" (8.18m x 3.66m)

Feature stone fireplace with stone hearth and wood burning stove. 2 deep sash windows with shutters. 2 Radiators. Inset ceiling lights. Part glazed double doors to Hall.

Family Room

12'0" x 11'1" (3.66m x 3.38m)

Deep sash window. Radiator. Inset ceiling lights.

Basement / Home Office

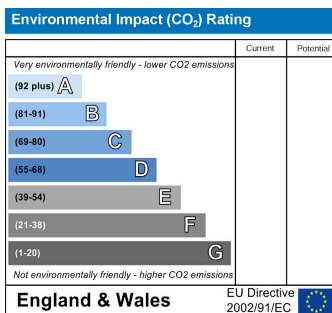
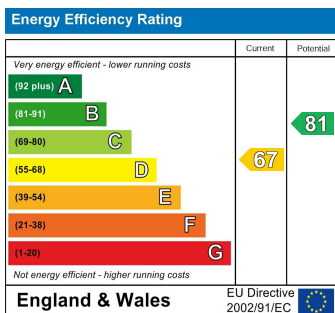
11'4" x 11'0" max (3.45m x 3.35m max)

Inset ceiling lights. 2 ranges of fitted cupboards.

Dining Room / Kitchen:

25'4" x 18'11" max (l-shaped) (7.72m x 5.77m max (l-shaped))

Extensive range of new fitted cupboards, drawers and wall cabinets with Quartz work surfaces. Twin bowl butler sink with chrome fittings. Breakfast bar. Range oven with extractor over. Recess for fridge/freezer. Integrated dishwasher. Island range of cupboard and granite work surface and integrated fridge and oven. Range of windows to the side. Tiled floor and under floor heating. Inset ceiling lights.



FIRST FLOOR

Landing:

Double glazed velux roof window. Fully boarded with light and loft ladder.

Principle Bedroom Suite:

21'2" x 19'4" max (6.45m x 5.89m max)

Range of fitted wardrobes. 3 Windows. 2 double glazed Velux roof windows. Radiator. Part carpeted and part tiled. Roll top bath with chrome shower. Complimentary wall tiling. Wash hand basin in corian surround with cupboard under. Shelved cupboard. Chrome radiator/towel rail.

Shower cubicle with chrome shower fitting. Inset ceiling light.

Extractor. Opaque glazed door. Fully tiled walls and floor.

Separate W.C. Opaque glazed door. Wash hand basin with chrome taps and cupboard under. Fully tiled walls and floor. Inset ceiling light. Extractor.

Bedroom 2:

14'1" x 12'5" (4.29m x 3.78m)

2 deep sash windows. Radiator. Fitted wardrobe cupboard and drawers. Inset ceiling lights.

Bedroom 3:

12'7" x 12'6" (3.84m x 3.81m)

Deep sash window to front. Fitted wardrobe cupboards and drawers. Radiator. Inset ceiling lights.

Bedroom 4:

11'2" x 10'7" (3.40m x 3.23m)

Deep sash window. Fitted wardrobe cupboards and drawers. Radiator. Inset ceiling lights.

En-Suite Shower:

Tiled shower cubicle with chrome shower fitting. Tiled floor and walls. Wash hand basin with cupboard under. WC. Inset ceiling lights. Chrome radiator/towel rail. Deep sash window. Extractor.

Family Bathroom:

Panelled bath with chrome mixer taps and shower fitting. Wash hand basin with cupboard under. WC. Large fitted wall mirror. Tiled floor. Complimentary tiled walls. Inset ceiling lights. Chrome radiator/towel rail. Extractor. Double glazed velux roof window.

Utility:

Fitted cupboard and wall cabinets with granite work surface. Tiled floor. Plumbing and recess for washing machine and dryer. Worcester gas boiler.

OUTSIDE

Courtyard Garden:

Flag paved, walled and fenced garden area. Outside water tap.

Off Street Parking Space:

And in a Zoned Residents' Permit Parking Area.

ALL MAINS SERVICES

Council Tax:

Band E. Currently payable £2,894.66 per annum

EPC Rating:

Band D.

Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

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.



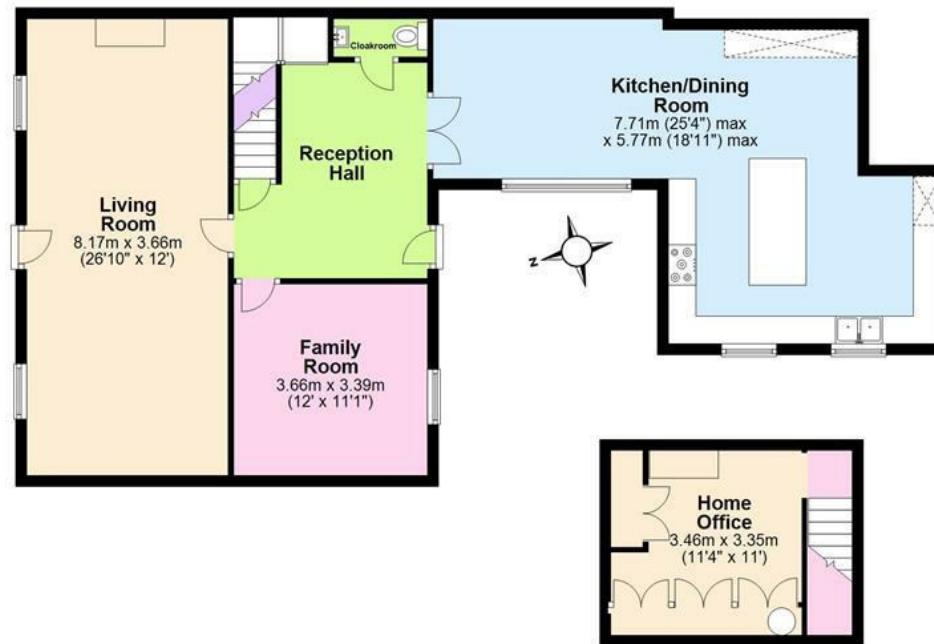






Ground Floor

Approx. 112.3 sq. metres (1208.9 sq. feet)



First Floor

Approx. 97.5 sq. metres (1049.6 sq. feet)



Total area: approx. 209.8 sq. metres (2258.5 sq. feet)

Identification Purposes only. Not to scale.

Plan produced using PlanUp.