



Lower Dagnall Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 5 Lower Dagnall Street, St. Albans, AL3 4PE

Entrance hall | Sitting room | Open plan Kitchen/dining room | Reception room 3 | 3 Bedrooms | Bathroom | Cloak room | South facing walled garden | Tenure – Freehold | No onward chain

### The Property

A beautifully presented period townhouse situated in the heart of the Cathedral Quarter conservation area close to the city centre, Abbey, Verulamium Park and St Michael's Village, and within easy reach of both stations. There is recently refurbished accommodation over three floors that has been reconfigured to create superbly appointed living spaces to the ground and lower ground floors, and comfortable bedroom and bathroom facilities to the first floor.

On the ground floor a smart entrance hall leads to the stairs and main reception rooms, a charming formal sitting room at the front, with feature fireplace and integrated storage, and a spacious dining room at the rear. This extends into the integrated kitchen to provide a family friendly open plan space, which in turn leads to a well-appointed cloak room, as well as a door to the garden and a further door leading down to the lower ground floor.

On this floor is a spacious 3<sup>rd</sup> reception room, with a window to the front, it offers scope for use in a number of ways, either as a further reception space, home office or fourth bedroom. On the first floor, around a central landing with access via a hatch to the loft, are three very comfortable bedrooms and a stylishly appointed bathroom.





APPROX. GROSS INTERNAL FLOOR AREA 1156.79 SQ FT / 107.47 SQ M.  
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