Rose Cottage 82 Park Street, St. Albans, AL2 2JR

Guide price £650,000 Freehold

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Paul Barker
ESTATE AGENTS

Rose Cottage 82 Park Street

St. Albans, AL2 2JR

A rare opportunity to purchase a 17th century, Grade II listed civil war cottage. Offered chain free and located in the heart of Park Street, this property is steeped in history and possesses original features throughout whilst having subtle updates over the centuries.

A warm and welcoming entrance hall leads to a good-sized lounge with stunning Inglenook fireplace and separate dining room. An inner hallway flows through to the kitchen, utility space and a more recently added WC. Stairs off the lounge lead to the first-floor and large family bathroom with bath and separate shower, three well-proportioned double bedrooms including a principal bedroom with a dressing room/library offering potential to convert to an en-suite (subject to the necessary consents).

Externally the property features a rear courtyard garden, with functioning well, side access and parking to the front for up to two cars.

Located in the heart of Park Street, the property is within walking distance of local amenities and offers easy access to Park Street Abbey Line Train Station, St Albans city centre, and the M25 and M1 motorway network.

GROUND FLOOR

Hallway

Living room
14'11" x 12'3" (4.57 x 3.74)

Dining Room
10'5" x 10'3" (3.20 x 3.14)

Inner Hallway

WC

Kitchen
10'2" x 8'11" (3.12 x 2.72)

Utility Room

FIRST FLOOR

Bathroom

Bedroom 1
14'6" x 9'10" (4.44 x 3.02)

Bedroom 2
12'3" x 11'0" (3.74 x 3.37)

Bedroom 3
14'11" x 8'9" (4.57 x 2.68)

Dressing Room

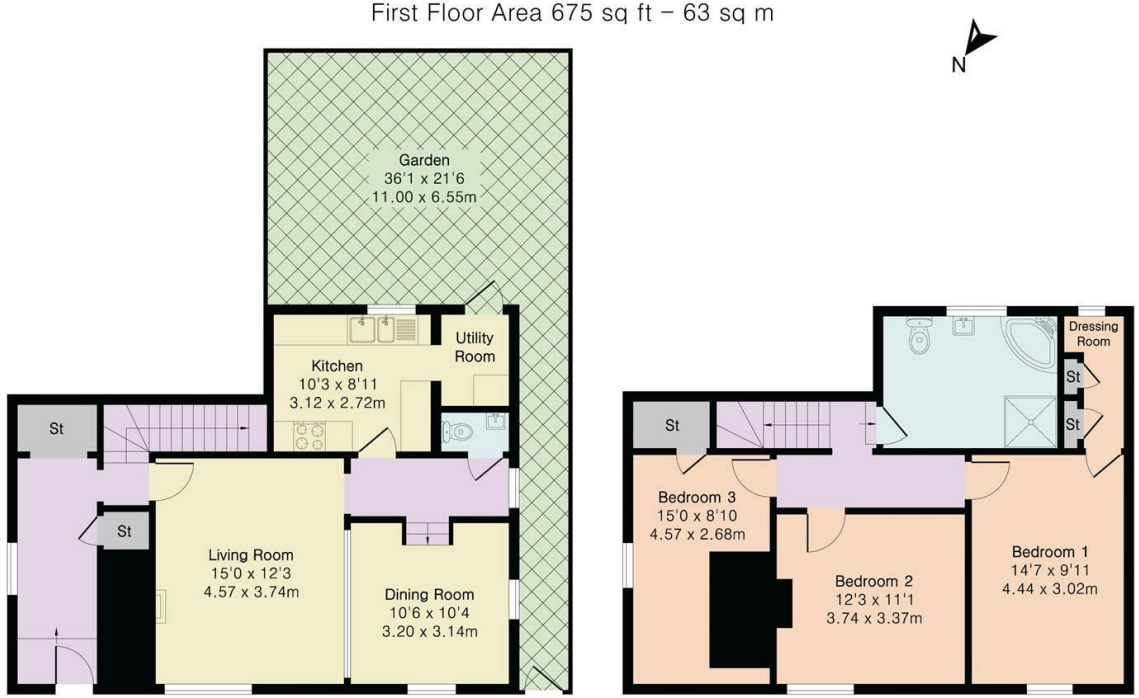
EXTERNAL

Rear Garden

Off-Road Parking

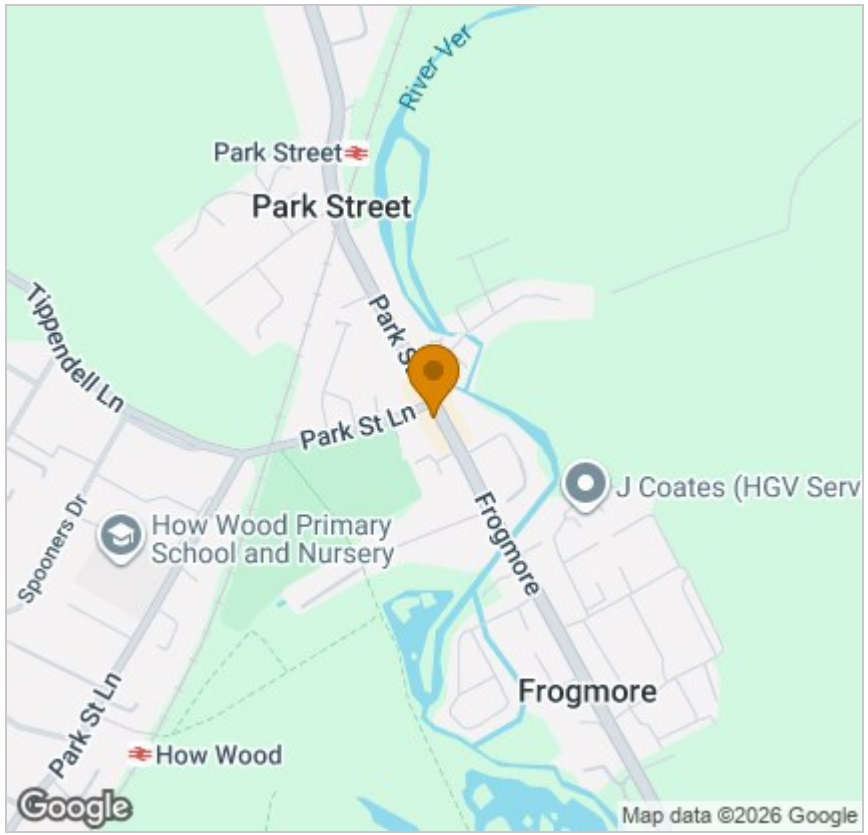
Floor Plan

Approximate Gross Internal Area1347 sq ft - 125 sq m
Ground Floor Area 672 sq ft – 62 sq m
First Floor Area 675 sq ft – 63 sq m

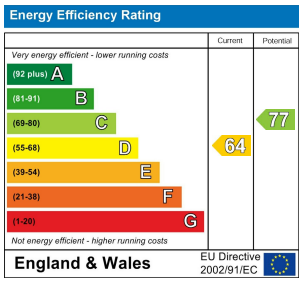


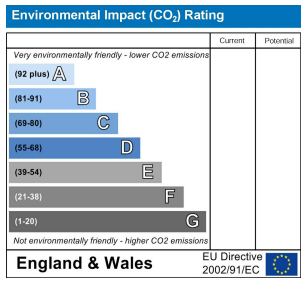
Ground Floor First Floor

Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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