



30 Grange Street, St. Albans, AL3 5NB

Guide price £650,000 Freehold



30 Grange Street

St. Albans, AL3 5NB

A delightful and well presented two-bedroom Victorian house, offers a perfect blend of charm and modern elegance situated in a central location of St Albans and presents the possibility of extending subject to the required planning permissions.

The entrance door opens into a bright and welcoming through lounge and dining space where the two feature fireplaces present a combination of modern décor with period appeal. Leading into an extended kitchen, designed for both style and function, with an extensive range of wall and base units, integrated appliances and herringbone flooring.

Stairs downwards to the functional basement space, currently used as a music room, with a glass ceiling feature window letting light through from the kitchen.

To a first floor a landing area and into two stylishly decorated bedrooms, a modern bathroom and a loft hatch with a drop-down ladder up to a fully boarded head height loft with power and shelving.

Outside, the beautifully landscaped garden provides a private and tranquil retreat, with a patio area and a well-maintained path and lawn area leading to a wooden storage shed.

Situated on Grange Street in the sought-after Garden Fields Conservation Area, this home is just a short walk from the shops and amenities of St Albans City Centre, highly regarded schools and less than 1 mile to the mainline train station, offering direct links to central London.





ACCOMMODATION

Basement

11'8" x 10'9" (3.58 x 3.29)

Ground floor

Living Room

11'10" x 11'1" (3.62 x 3.38)

Dining room

11'10" x 10'11" (3.61 x 3.34)

Kitchen

11'3" x 8'6" (3.45 x 2.61)

FIRST FLOOR

Principal bedroom

12'1" x 9'7" (3.69 x 2.93)

Bedroom 2

9'3" x 6'11" (2.83 x 2.12)

Bathroom

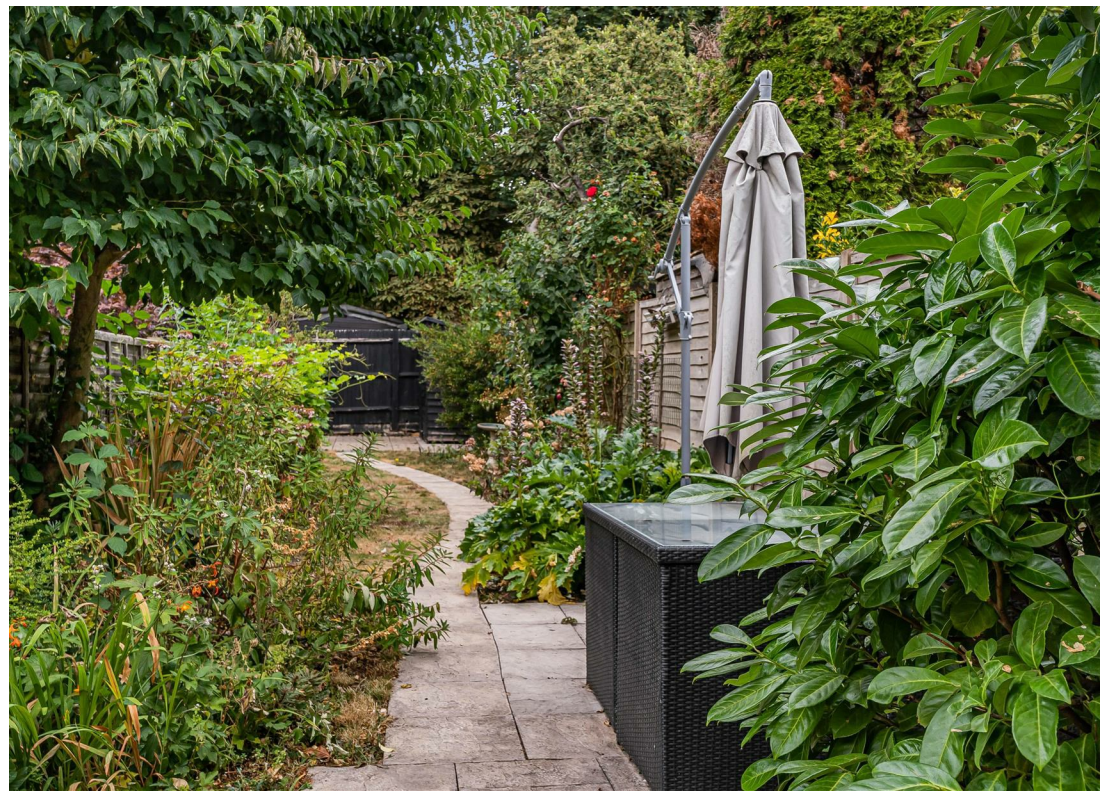
External

Storage cupboard

5'11" x 3'4" (1.81 x 1.03)

External

Rear Garden



Floor Plan

Approximate Gross Internal Area 796 sq ft - 74 sq m

Basement Area 131 sq ft – 12 sq m
Ground Floor Area 398 sq ft – 37 sq m
First Floor Area 267 sq ft – 25 sq m



Viewing

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

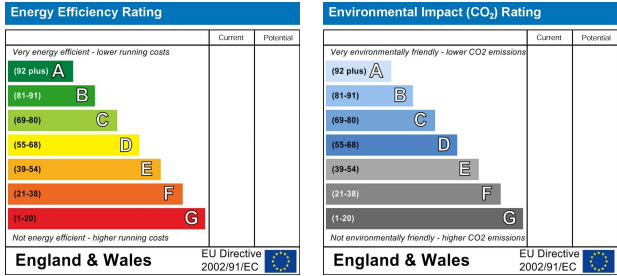
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS