



6 Oster Street, St. Albans, AL3 5JL

Guide price £570,000 Freehold

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*Paul Barker*  
ESTATE AGENTS

## 6 Oster Street

St. Albans, AL3 5JL

A highly attractive two-bedroom Victorian terraced house, offered with no onward chain and excellent potential for a loft conversion, subject to the necessary planning permissions.

Set within a sought-after tree-lined close in the conservation area, the property is just moments from St Albans' vibrant city centre and a wide range of local amenities.

The accommodation blends character features with stylish modern finishes. The welcoming lounge features a generous sash window, feature fireplace with tiled hearth, bespoke fitted shelving and cupboards, and wooden flooring. To the rear, the dining room enjoys views over the garden, laminate wood-effect flooring, stairs to the first floor, and an opening into the modern kitchen.

The kitchen is fitted with a range of wall and base units, integrated sink with mixer tap, gas hob with extractor above, oven below, recesses for white goods, dual-aspect windows, and French doors opening onto the rear garden.

Upstairs, the principal bedroom features two sash windows to the front, a feature fireplace, and wooden flooring. The second bedroom overlooks the rear garden and benefits from a built-in storage cupboard. A bright modern shower room comprises a shower cubicle, WC, basin with storage below, and frosted rear window.

Externally, the property boasts a superb low-maintenance rear garden, mainly paved and ideal for outdoor dining and entertaining, together with a useful freestanding storage shed.





## ACCOMMODATION

### Lounge

12'1 x 11'11 (3.68m x 3.63m)

### Dining Room

12' x 11'11 (3.66m x 3.63m)

### Kitchen

11'1 x 8'1 (3.38m x 2.46m)



## FIRST FLOOR

### Principal Bedroom

12'1 x 11'11 (3.68m x 3.63m)

### Bedroom Two

8'11 x 5'10 (2.72m x 1.78m)

### Shower room

## EXTERNAL

### Front Pathway

### Rear Garden



## Floor Plan



Total area: approx. 62.1 sq. metres (668.2 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.  
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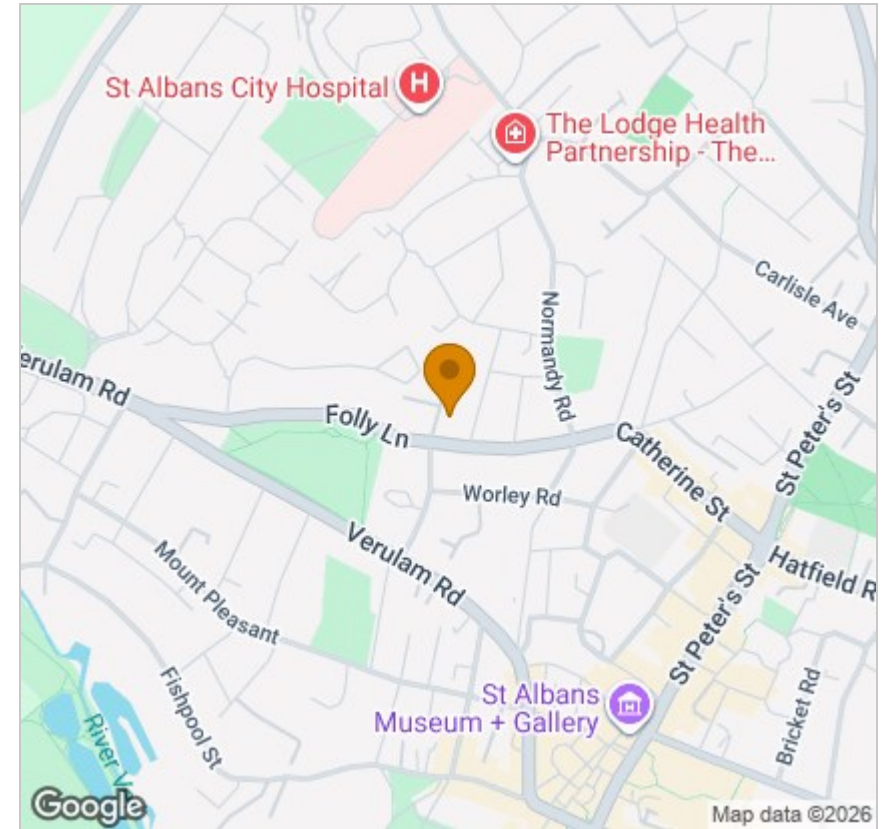
## Viewing

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

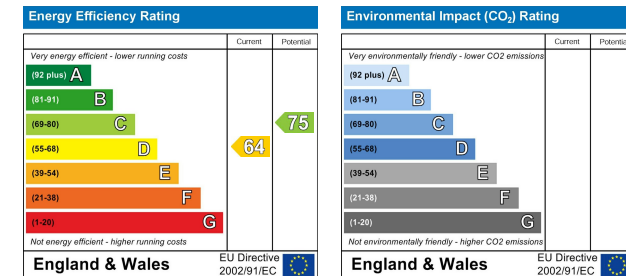
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## Area Map



## Energy Efficiency Graph



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