



7 St. Michaels Street, St. Albans, AL3 4SP

Guide price £650,000 Freehold



## 7 St. Michaels Street

St. Albans, AL3 4SP

A highly attractive two double bedroom Victorian terraced house set in the picturesque village of St Michael's. Arranged over three floors, the property benefits from a kitchen extension, sunny aspect garden, and is offered with no onward chain. There is also an opportunity to rent an allocated off-street parking space.

The property opens into a bright, open-plan dual aspect lounge/diner with sash windows to the front, a feature fireplace, and stairs rising to the first floor with storage below. This leads through to a modern, extended kitchen fitted with a range of units, part-integrated appliances, and a part-glazed roof and door opening onto the rear garden.

The first floor offers a double bedroom with sash windows and a spacious bathroom suite. The second floor comprises a stunning principal bedroom with vaulted ceiling and exposed beams.

Externally, the property enjoys a low maintenance, sunny aspect rear garden with patio areas, an established tree, and rear access, with views towards trees and Verulamium beyond.

NB: Opportunity to rent an allocated parking space to the rear via a service road from St Michael's Street.

St Michaels Street is perfectly positioned close to excellent local schools, historic pubs, and the open spaces of Verulamium Park and its lakes





## ACCOMMODATION

### Lounge/Dining Room

22'11 x 11'0 (6.99m x 3.35m)

### Kitchen

10'8 x 8'10 (3.25m x 2.69m)

## FIRST FLOOR

### Landing

### Bedroom

11'4 x 10'10 (3.45m x 3.30m)

### Bathroom

## SECOND FLOOR

### Bedroom

16'6 x 11'0 (5.03m x 3.35m)

## OUTSIDE

### Rear Garden

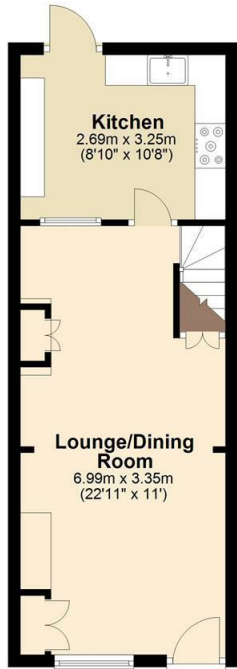
30 (9.14m)

**ALLOCATED PARKING SPACE AVAILBALE  
TO RENT**



## Floor Plan

**Ground Floor**  
Approx. 32.6 sq. metres (350.7 sq. feet)



**First Floor**  
Approx. 23.7 sq. metres (254.8 sq. feet)



**Second Floor**  
Approx. 17.5 sq. metres (188.0 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

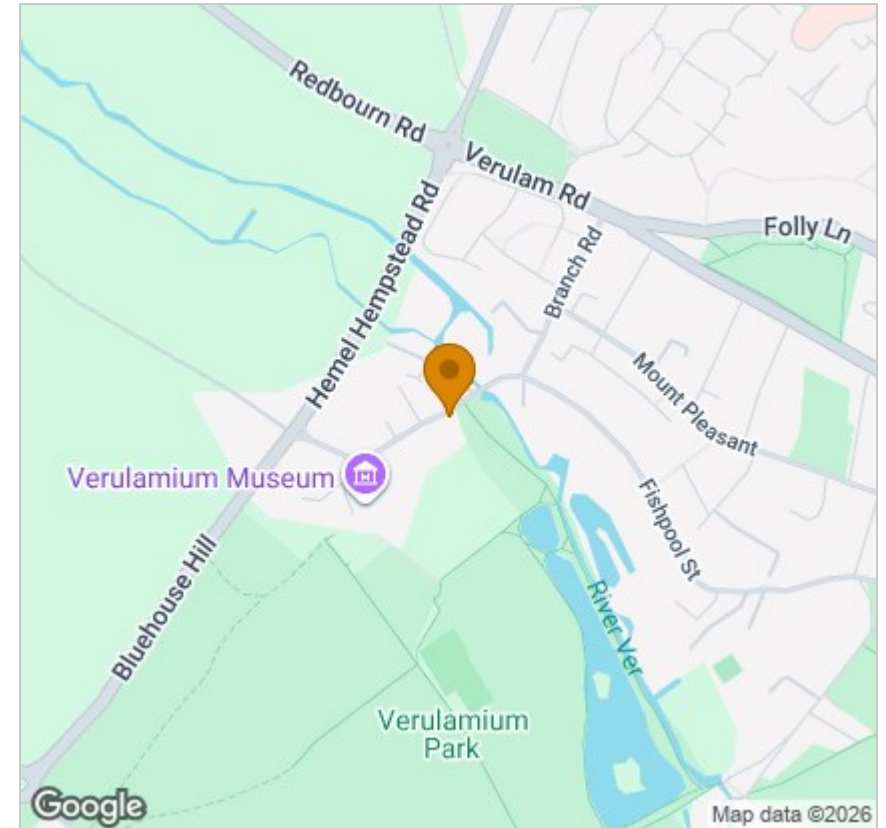
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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. Copyright © SKMSTUDIO  
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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

