



College Place, St. Albans



DAVID CHADWICK
ST ALBANS



8 College Place, St. Albans, AL3 4PU

Sitting room | Kitchen/dining room |
Snug/home office | 2 Bedrooms |
Bath/shower room | Garden | Tenure –
Freehold

The Property

A beautifully presented Victorian terraced cottage situated in a highly sought after cul-de-sac location in the heart of the old conservation area, within easy reach of the city centre, mainline station, highly regarded schools, and extensive local amenities, including the Abbey, Verulamium Park & Lakes, The Brickie and Victoria Park.

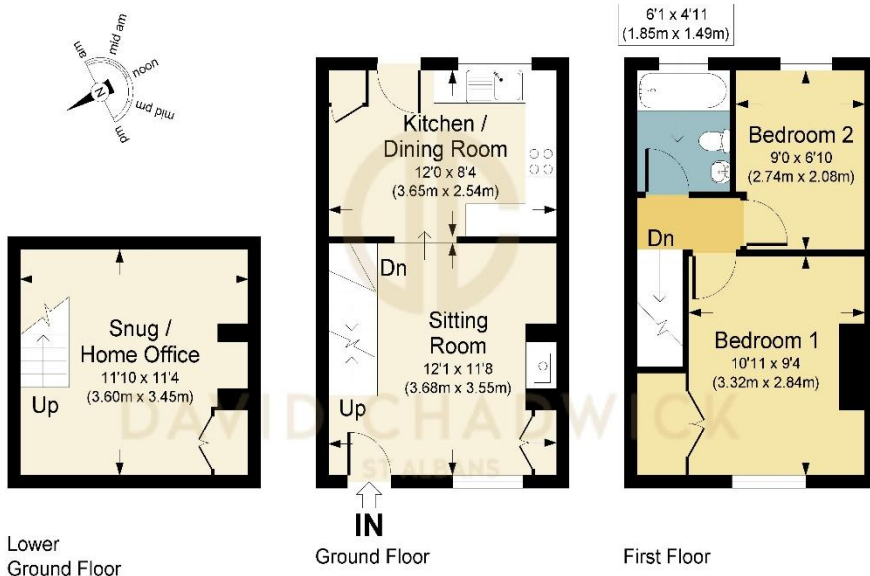
Beautifully presented over three floors there is flexible living accommodation to the ground and lower-ground floors where

a sitting room, with feature fireplace and log burner, leads to a light and bright contemporary kitchen/dining room, which in turn leads to the rear garden. Downstairs is a well-proportioned further reception room offering scope for use as a home office, or occasional guest bedroom.

To the first floor there are two well-proportioned bedrooms and a stylishly appointed bath/shower room. A hatch provides access to a useful loft space,

Outside, the house sits behind a charming brick-built façade with double glazed sash windows, and a smart part-glazed front door, while to the rear is a lengthy back garden. Laid to lawn in the centre there are also two generous paved sun terraces, one immediately to the rear of the house and the other at the far end of the garden. It makes a delightful back drop to this lovely home and the ideal space for al-fresco dining and entertaining.





COLLEGE PLACE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 626.99 SQ FT / 58.25 SQ M.
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