



Hill Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 16 Hill Street, St. Albans, AL3 4QT

Storm porch | Entrance-hall | Sitting room  
Kitchen/breakfast/dining/family room  
Three bedrooms | Family bathroom | En-  
suite cloak room | Gardens | Tenure –  
Freehold | EPC rating D | Council tax band  
F - £3,260.30

### The Property

A beautifully presented contemporary period town house located in the heart of the old conservation area.

On the ground floor a tiled storm porch with a smart front door with glazed panels leading to a welcoming entrance hall, this leads to the main living accommodation and the stairs rising to the first floor. At the front of the house there is an elegant formal sitting room, with plantation

shutters to a generous bay window, fitted storage and an open fireplace with attractive surround and mantle.

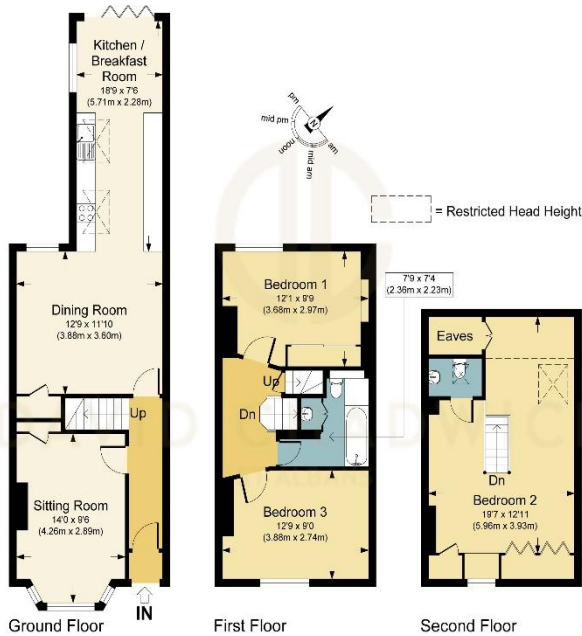
To the rear is a further reception room, currently used as a family/TV room, it features wooden flooring and fitted storage and feature shelving and leads open plan to a stylishly appointed kitchen breakfast room.

This space has been superbly appointed with a low profile fitted kitchen with quartz counter tops, an integrated gas hob with a feature extractor over, double electric oven and space for further freestanding appliances including a large American style fridge freezer, all beneath a vaulted roof line with skylights, and bi fold doors from the breakfast area to the rear garden.

To the first floor there are two comfortable double bedrooms and a family bathroom, while on the second floor there is a further bedroom, with an ensuite cloakroom.







### HILL STREET AL3

APPROX. GROSS INTERNAL FLOOR AREA 1120.41 SQ.FT / 104.09 SQ.M.

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