



DAVID CHADWICK
ST ALBANS

Lower Dagnall Street
St Albans

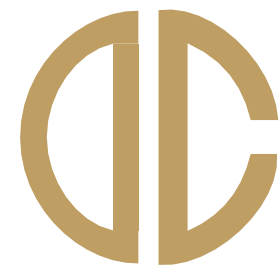


15 Lower Dagnall Street
St Albans AL3 4PE

An absolutely delightful Grade II listed terraced
cottage situated in the heart of the
old conservation area

Summary

Sitting/dining room | Kitchen/breakfast room | Living room/snug
Two bedrooms | Bath/shower room
South-facing rear garden
Tenure – Freehold



DAVID CHADWICK
ST ALBANS















The Property

Internally, the cottage offers quite exceptional accommodation over four immaculately presented floors.

To the ground floor the main reception space provides well-proportioned dining and sitting areas, leading open plan to a beautifully appointed kitchen which in turn looks over and leads to the cottage garden at the rear.

The whole space is flooded with natural light, and two very comfortable staircases lead up and down from the floor to the rest of the cottage.

Going down, a surprisingly spacious lower ground floor with generous head height offers further reception space. Currently used as an evening room, it provides a cosy retreat but could also be used as an occasional bedroom for guests, or as a home office.

To the first floor is the first of the bedrooms, a very comfortable double, adjacent to a stylishly appointed bath & shower room, while on the top floor, accessed via another very comfortable gentle staircase is the second bedroom, which benefits

from a dormer window to the rear and a second window on the side elevation allowing for the westerly light to flood in during the afternoon and evening.

Throughout, the house has been presented with an impeccable eye for detail, combining elegant interior design with the many charming character features the house has retained. The result is quite simply exquisite.

Outside

Outside. the cottage sits behind a charming, mainly rendered, period façade beneath a high-pitched tile hung roof.

To the rear of the cottage is a gorgeous south-facing walled garden laid mainly to paving with areas of planting and some lovely mature flowering shrubs. It enjoys a high degree of privacy, makes a lovely back drop to the cottage and the ideal place for alfresco dining and entertaining, or just a sanctuary to while away the hours in the tranquility of peace and quiet it offers.

It is hard to believe that just moments away is the hustle and bustle of St Albans thriving city centre.

Location

Situated in the heart of the old conservation area, with everything that the Cathedral Quarter has to offer literally on the doorstep.

As is the city centre with its extensive leisure and retail amenities, both stations and well-regarded local schools.

The parks at Romeland, Verulamium, Victoria and The Brickie are all, but a short dog walk away as well.

General

Tenure – Freehold

Services – Main water, drainage, gas & electricity

EPC rating – D

Council Tax Band - E £2,894.66

david@davidchadwickstalbans.com

Mobile 07859 768597

Office 01727 857165

davidchadwickstalbans.com

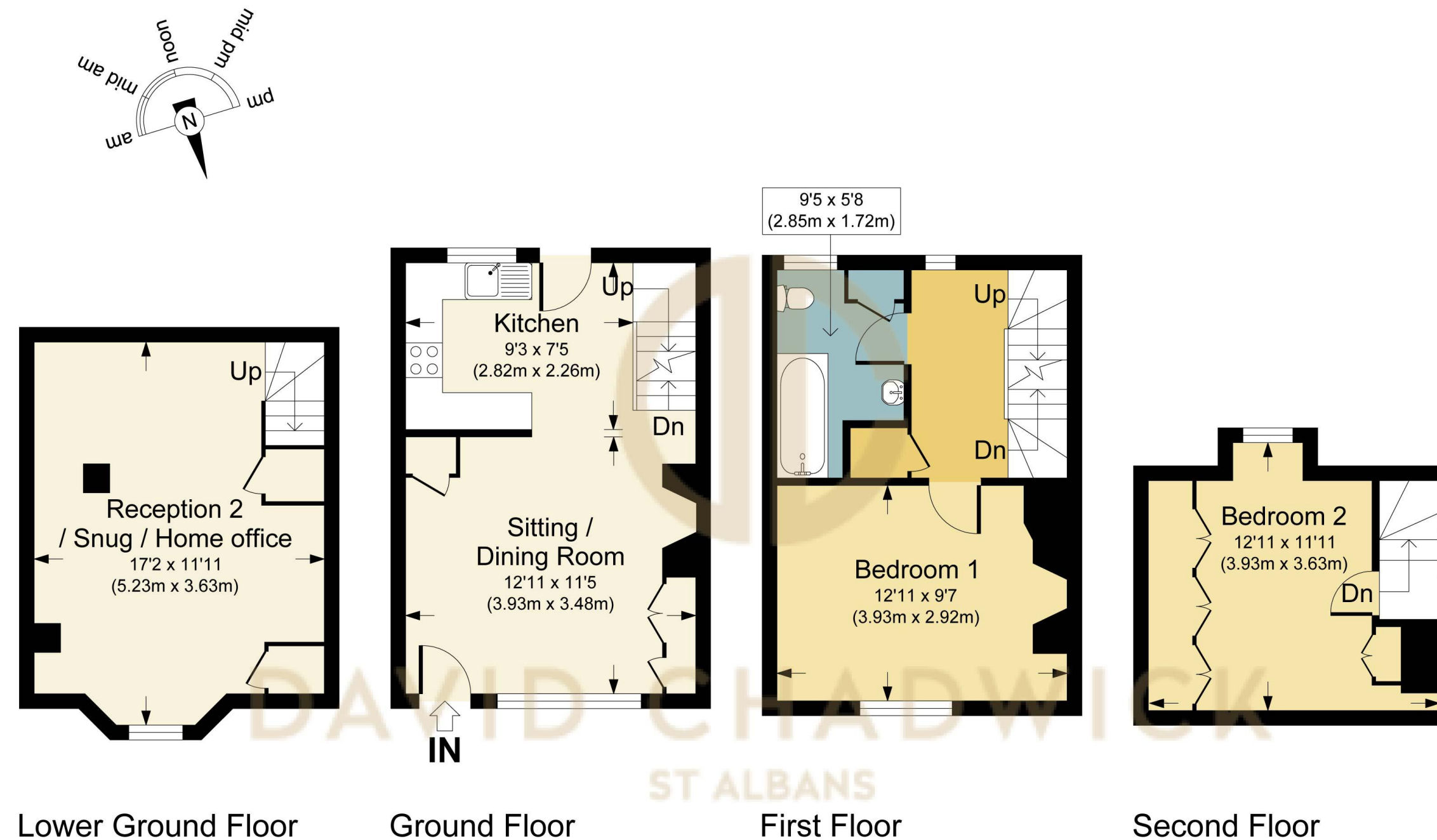
To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



DAVID CHADWICK
ST ALBANS

APPROX. GROSS INTERNAL FLOOR AREA 839.58 SQ FT / 78.00 SQ M

DAVID CHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2025



david@davidchadwickstalbens.com

Mobile 07859 768597

Office 01727 857165

davidchadwickstalbens.com

To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



DAVID CHADWICK
ST ALBANS