

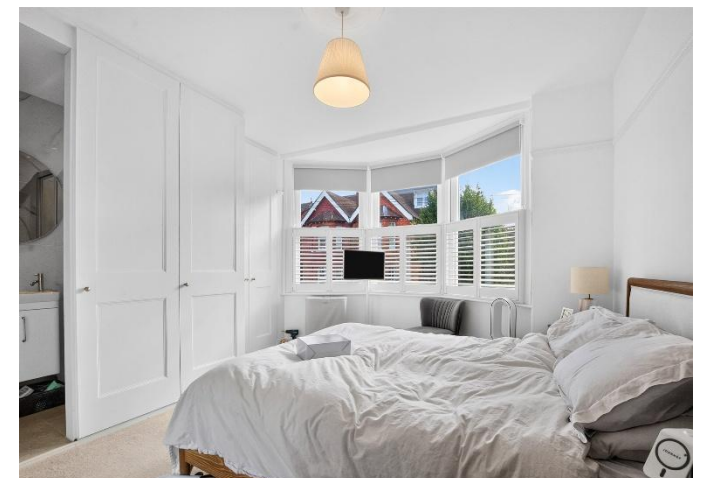


Gombards, St. Albans AL3 5NW

welcome to

Gombards, St. Albans

The property has been updated throughout while retaining its period character, including a bay-fronted front window and high ceilings with the added benefit of off-road parking to the rear. There are two reception rooms, with the main living space featuring a fireplace and neutral décor, creating a bright area for family use or entertaining. The contemporary kitchen is fitted with sleek units, integrated appliances and timber-style flooring, with direct access to the enclosed rear garden, which offers a level lawn and patio ideal for outdoor dining. Across the two upper floors are four well-proportioned bedrooms, all presented in good decorative order with white walls and ample natural light. Three bathrooms, finished with marble-effect tiling and white sanitaryware, serve the house and provide practical family accommodation. Gombards is exceptionally well located for St Albans city centre, with its extensive range of shops, cafés and restaurants, including those around St Peter's Street and the historic Cathedral Quarter. Local parks are accessible for green open space, play areas and sports facilities. Local schooling in the area is well regarded, making this an appealing central St Albans family home. St Albans City station is within walking distance, providing fast and frequent Thameslink services to London St Pancras in around 20 minutes, with onward connections to Farringdon, City Thameslink and London Bridge, as well as services north towards Luton and Bedford.





Total floor area 138.1 m² (1,486 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Gombards, St. Albans

- Four well-proportioned double bedrooms
- Two bright reception rooms with fireplace
- Enclosed rear garden with patio
- Central St Albans conservation area
- No Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: F



£1,250,000



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Property Ref:
ALB106102 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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Please note the marker reflects the
postcode not the actual property