



DRUCE
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13 Queen Street
St. Albans, AL3 4PJ
Guide Price £460,000

13 Queen Street St Albans

A superbly presented one bedroom cottage in the heart of the central Abbey Conservation Area convenient for City centre amenities, St Albans City Station into central London and with views across to St Albans Abbey.

The property has been thoroughly updated in recent years combining the timeless charm of a period home. The accommodation features a welcoming 19' living/dining room, a 14' contemporary fitted kitchen and a practical ground floor cloakroom. Upstairs offers a generously sized double bedroom complemented by a stylish ensuite shower room.

Externally, the west-facing courtyard garden creates a private and low-maintenance outdoor setting, perfectly suited for relaxing or entertaining. A recently built garden office provides an excellent home office, studio or hobby room, while the brick-built outhouse offers valuable additional storage.



Approximate Floor Area = 48.1 sq m / 518 sq ft
 Garden Office = 3.6 sq m / 41 sq ft
 Total = 51.9 sq m / 559 sq ft



GROUND FLOOR

Dining/ Sitting Room 19'3 x 10'2
 (5.87m x 3.10m)

14' Kitchen 13'7 x 9'0 (4.14m x 2.74m)

FIRST FLOOR

Double Bedroom 14'5 x 10'4 (4.39m x 3.15m)

En-Suite Shower Room

OUTSIDE

West Facing Courtyard Garden

Garden Room / Home Office 7'10 x 5'10 (2.39m x 1.78m)

ALL MAINS SERVICES

EPC

Energy Rating - C

Council Tax

Tax Band - D - £2,306 p.a

Viewing

Through **Druce & Partners**, Telephone: **01727 855232** Email: **sales@druce-partners.co.uk**

Agents Note

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