



28 Grange Street, St Albans



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ST ALBANS



## 28 Grange Street, St. Albans, AL3 5NB

An excellent Victorian terraced cottage situated in a central conservation area location.

### Summary

Through Sitting/Dining room | Kitchen |  
2 Bedrooms | Bedroom 3/Reception 2 |  
Bathroom | Detached Home Office/Garden  
room | Garden

### The Property

Arranged over three floors there is very well-presented accommodation that combines modern neutral interior design with some pretty period features.

The ground floor includes a dual aspect through reception room with separate sitting and dining areas, leading to a modern kitchen with a door to the garden, and down to the lower ground floor. With a window and separate external means of escape, the lower ground floor offers

flexibility for use in several ways, as a further reception room or third bedroom for example.

To the first floor is the principal bedroom, a double, as well as a further single bedroom and a stylishly presented modern bathroom. Hatch access provides access to the loft.

### Outside

To the front, the cottage sits behind a pretty, Victorian façade with a town house style garden fronted by a brick-built boundary wall with a garden gate leading to a tiled footpath to the front door.

To the rear is a sizable garden that enjoys a lovely leafy outlook, is laid mainly to lawn and has brick built, fenced and planted boundaries with gated access to one side.

At the far end of the garden, and of note, is an excellent purpose-built home office with power and light. In front of which sits a large, paved sun terrace, enjoying a southerly aspect it is currently used as an alfresco dining and entertaining area with a hot tub.





## Location

In the heart of the conservation area on a sought-after road of similar properties. Within easy reach of the City centre, mainline station, well regarded local schools, extensive local amenities and the parks at Bernard's Heath, Victoria and Verulamium.



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.



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