



Portland Street St Albans



DAVID CHADWICK  
ESTATE AGENTS

## 42 Portland Street, St Albans AL3 4RB

### Summary

Sitting room | Kitchen/dining room | Home office/reception room  
Garden room | 3 Bedrooms | Bathroom | Garden | Tenure Freehold  
EPC rating D | Council tax band D £2,055.51 p.a.

### The Property

A beautifully presented and deceptively spacious Victorian cottage situated in the heart of the old conservation area, within easy reach of the city centre, both stations, highly regarded schools, extensive local amenities, St Michael's Village, Verulamium Park & Lakes and the Abbey.

With accommodation over four floors, as well as a detached garden room, there are three comfortable bedrooms and a well-proportioned family bathroom, with a bath and separate walk-in shower, to the first and second floors. While to the ground floor is a large sitting room, a separate extended kitchen/dining room, with doors to the back garden, while a flexible further reception room to the lower ground floor, currently used as a family/TV room offers scope for use as an occasional fourth bedroom or home office.

Outside, the house sits behind a pretty brick-built period façade, while to the rear is a lengthy garden. With fenced and planted boundaries, it enjoys a leafy westerly aspect, ideal for afternoon sun, has been laid mainly to lawn with a large, paved sun-terrace immediately to the rear of the house, while at the far end is a useful garden room, currently used as a home office, with a separate storage shed behind.









PORTLAND STREET, AL3  
 APPROX. GROSS INTERNAL FLOOR AREA 1070.36 SQ FT / 99.44 SQ M INC. GARDEN OFFICE/STORE  
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