



Queen Street, St. Albans



DAVID CHADWICK
ST ALBANS



1 Queen Street, St. Albans, AL3 4PJ

Through sitting/dining room | Extended Kitchen/breakfast room | Two bedrooms | Bathroom | South-facing rear garden | No onward chain | EPC rating D | Council tax band D £2,055.51 p.a.

The Property

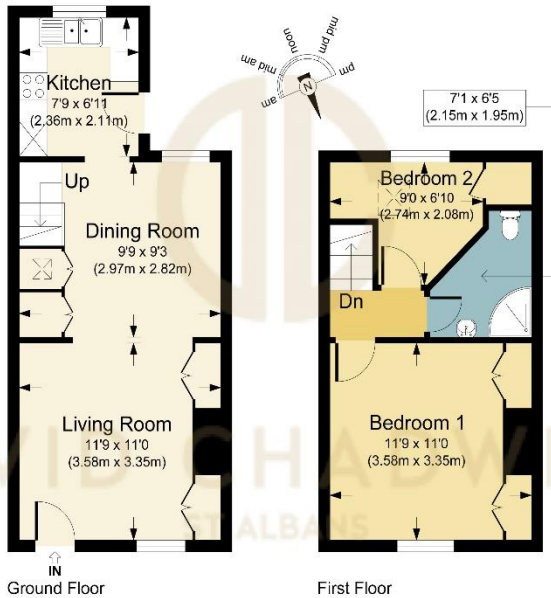
An immaculately presented end of terrace Victorian cottage situated in the heart of the old conservation area. Located in the heart of the Cathedral Quarter and moments from the Abbey it is also within easy reach of the city centre, both stations, Verulamium Park & lakes, highly regarded schools, and extensive local amenities.

On the ground floor is a spacious open-plan living space that includes a sitting

room, with log burner, leading to a dining room and beyond that a stylishly presented kitchen/breakfast room with a door leading to the south-facing courtyard. On the first floor are two comfortable bedrooms and a well-appointed contemporary shower room. , this lovely cottage is flooded with natural light and combines many character features that include feature fireplaces, wooden floors, and sash windows, all enhanced with features like plantation shutters, well considered and sash neutral décor and contemporary detailing.

The house sits behind a smart rendered façade, while to the rear is a charming courtyard style garden with a southerly aspect,





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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