



Fishpool Street, St. Albans



DAVID CHADWICK
ST ALBANS



108 Fishpool Street St. Albans, AL3 4RX

Sitting room | Kitchen/dining room | Three bedrooms | Family bathroom | Shower rm Reception 3/playroom/bedroom 4/home office | | Cloak room | Garden | Complete onward chain | EPC rating D | Council tax band F £2,969.08 p.a.

The Property

A beautifully extended refurbished character townhouse situated in one of St Albans' most picturesque locations in the heart of the old conservation area. Within easy reach of the city centre, both stations and well-regarded local schools, the Abbey, Verulamium Park and St Michael's Village are also close by.

There is well proportioned accommodation over four floors with an extended ground floor with a spacious open plan kitchen dining room to the rear

and a separate sitting room to the front. To the lower ground floor is a useful and flexible room offering scope for use in a number of ways, with a window to the front and an ensuite cloak room with plumbing and space for a washing machine, it could be used as a fourth bedroom, playroom, home office or as a further reception room.

To the first and second floors are three very comfortable bedrooms, a contemporary bathroom and a similarly stylish separate shower room with a wide shower enclosure.

Throughout, this charming character cottage has been sympathetically updated in recent years and now combines many attractive period features with well-considered interior design to create a beautiful, light and spacious home. There are pretty Victorian fireplaces, stripped floorboards, timber sash windows, gas fired central heating and underfloor heating to the kitchen dining room and third reception room.





FISHPOOL STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 977.04 SQ FT / 90.77 SQ M

DAVIDCHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.

Outside

To the front the house sits behind a pretty period façade with steps rising to the front door. The outlook is charming with views from the house over the roof tops of neighbouring properties to Verulamium Park. To the rear is an attractive garden with a lower paved terrace accessed via French doors from the house rising to a lawn with a further elevated seating area at the end of the garden.



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.



DAVID CHADWICK
ST ALBANS

david@davidchadwickstalbans.com
Mobile 07859 768597
Office 01727 857165

davidchadwickstalbans.com