



2 Blacksmith's Lane, St. Albans



DAVID CHADWICK
ST ALBANS



2 Blacksmith's Lane, St. Albans, AL3 4SQ

Through sitting/dining room |
Kitchen/breakfast room | Two double
bedrooms | Bathroom | Garden | EPC
rating E |

The Property

Is an excellent Victorian terraced cottage situated in a sought-after cul-de-sac location in the heart of the picturesque St Michael's Village. St Michaels Village is situated in the old conservation area on the edge of Verulamium Park and Lakes and within easy reach of the city centre, both stations, extensive local amenities, including Westminster Lodge, the Abbey and highly regarded schools.

There is charming and beautifully presented accommodation over two floors which includes a through reception room with separate sitting and dining areas and brand-new carpets

To the rear of the reception room there is a wide inner hall/lobby which leads to a stylishly appointed kitchen/breakfast room, with French doors leading to the garden. There is a very well-appointed bathroom with a roll top bath and separate stand-alone shower, while to the first floor are two very well-proportioned double bedrooms, the main bedroom with fitted wardrobes. A hatch from the landing leads to a loft suitable for storage.

Throughout, this lovely cottage combines many attractive period features that include exposed feature brick work, a large fireplace in the reception room, and exposed beams to several ceilings. These are combined with contemporary styling, particularly to the bathroom and the kitchen/breakfast room which features shaker style cabinetry, some integrated appliances, beech block counter tops, metro wall tiling and a double Belfast sink. The kitchen has a vaulted ceiling line in part with skylights adding the feeling of light and space this room enjoys.





BLACKSMITH LANE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 680.06 SQ FT / 63.18 SQ M.
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Outside

To the front the cottage sits behind a pretty period façade of mellow gold bricks, with timber sash windows and a very smart front door. To the rear of the house is a well-proportioned garden with access via French doors from the kitchen where three shallow steps lead down to a lawn which in-turn leads to a paved sun terrace. To both the front and rear the cottage enjoys pretty views of St Michaels Village and its surrounds.



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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