



Queen Street, St. Albans



DAVID CHADWICK
ST ALBANS



3 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 Victorian terraced 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, leading to a dining room and

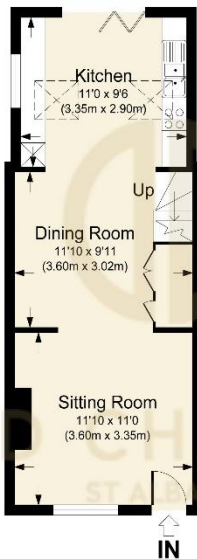
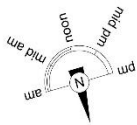
beyond that a stylishly presented kitchen/breakfast room with a vaulted ceiling, roof lights, and bi-fold doors leading to the south-facing courtyard.

On the first floor are two comfortable bedrooms and a well-appointed contemporary bathroom with a bath with shower over, and a vaulted ceiling with roof light.

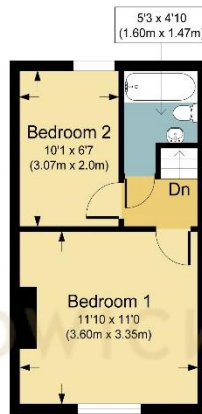
Throughout, this lovely cottage is flooded with natural light and combines many character features that include feature fireplaces, wooden floors, and sash windows, all enhanced with features like plantation shutters, well considered neutral décor and contemporary detailing.

The house sits behind a smart rendered façade, while to the rear is a charming courtyard style garden with a southerly aspect, paved terrace, brick-built and fenced boundaries, and a brick-built store.

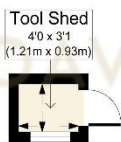




Ground Floor



First Floor



QUEEN STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 621.72 SQ FT / 57.76 SQ M. INC. TOOL SHED

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