



DAVID CHADWICK
ST ALBANS

33 Albert Street
St Albans



33 Albert Street
St Albans. AL1 1RT

An exceptional semi-detached period property situated in a prime central conservation area location.



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AL1 1RT

Summary

Entrance hall
Shower/cloak room
Sitting/dining room
Kitchen/breakfast room
Three bedrooms | Family bathroom
Courtyard Garden
EPC rating C
Council Tax band D - £2,055.51.



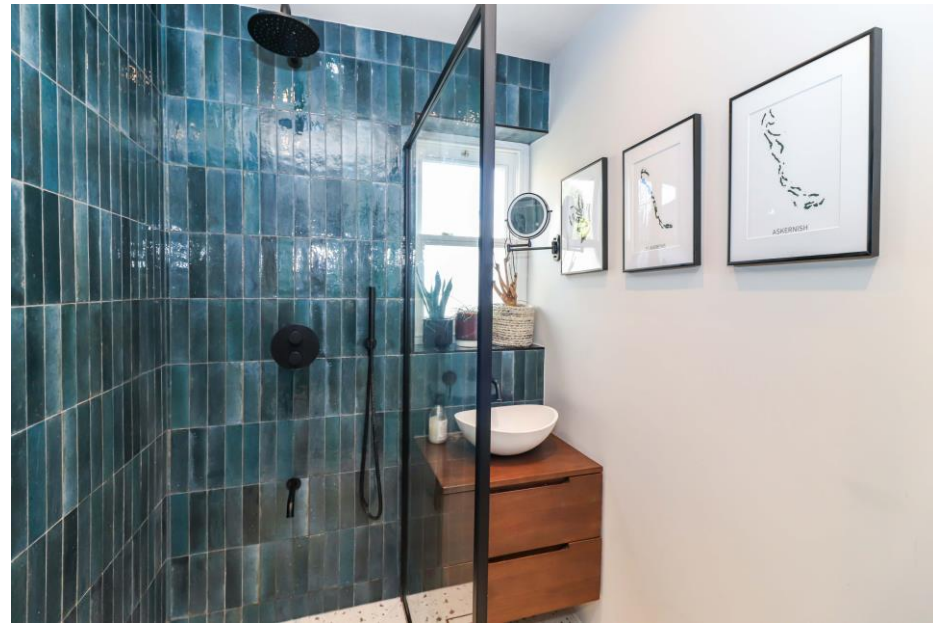
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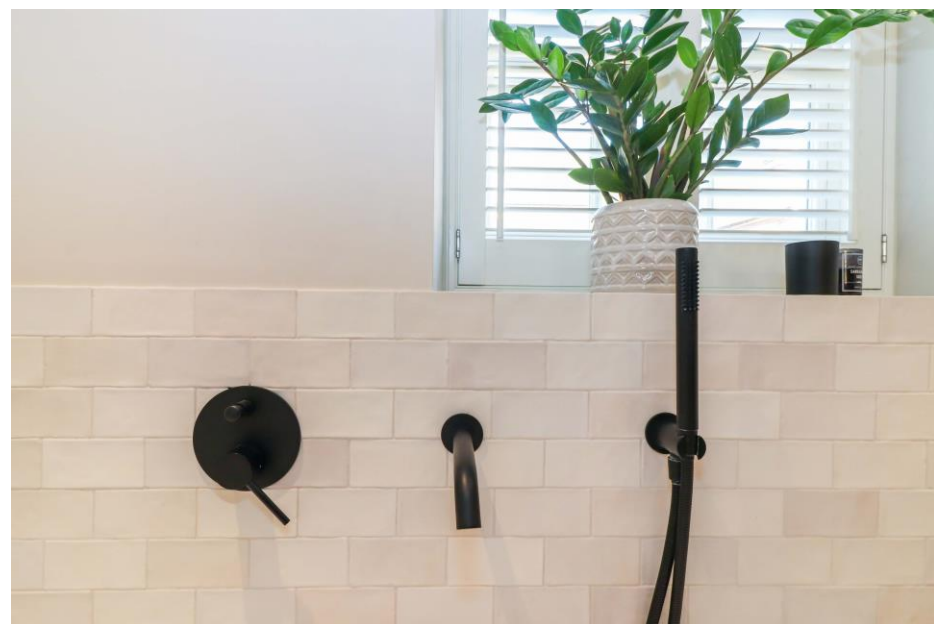
















The Property

This immaculately presented semi-detached house has been the subject of considerable improvement in recent years with a two-storey side and rear extension and extensive refurbishment to create a beautifully presented contemporary home combining every home comfort with well-considered interior design all completed to an exacting standard. On the ground floor there is a superbly appointed kitchen/breakfast room and a spacious sitting/dining room, both opening onto a private hard landscaped courtyard garden. A generous entrance hall and a ground floor shower/cloak room complete the picture downstairs, while upstairs are three very comfortable bedrooms, a luxurious family bathroom and a useful boarded loft.

Outside

The house sits behind a smart rendered façade with steps rising to the front door

with a small walled townhouse style garden to one side. At the rear of the house is a private enclosed walled courtyard garden accessed via bi-fold doors from both the sitting/dining room and kitchen/breakfast room. It is laid to a feature reclaimed brick patio and provides the ideal space for alfresco dining. By virtue of the two full height glazed bi-fold elevations it is very much an extension of the living space

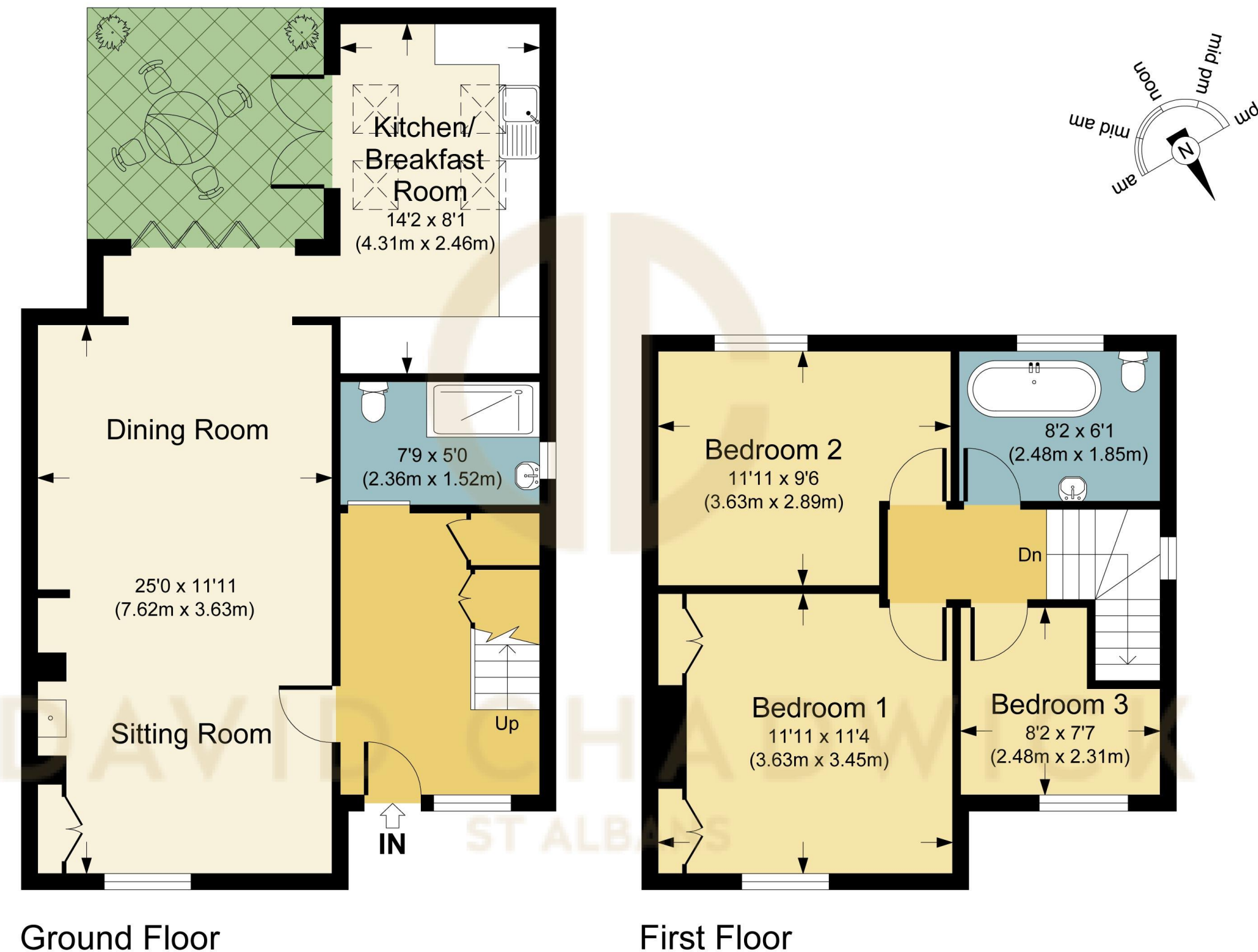
Location

The house is situated in a popular and convenient location, providing easy access to both stations, well-regarded schools, the city centre, and extensive local amenities including the Abbey and Verulamium Park & Lakes and Westminster Lodge.

General

Tenure – Freehold
Services – Mains water, drainage, gas & electricity
Council Tax Band – D £2,055.51 p.a.
EPC Rating - C

APPROX. GROSS INTERNAL FLOOR AREA 950.88 SQ FT / 88.34 SQ M
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