



33 Lower Dagnall Street, St Albans



DAVID CHADWICK
ST ALBANS



33 Lower Dagnall St, St Albans AL3 4PX

An exceptional period townhouse situated in the heart of the old conservation area.

Sitting room | Dining room | Home office
Kitchen/breakfast room | Media room
/bedroom 5 | 4 Bedrooms | Bathroom | 2
Shower rooms | Cloakroom | Utility | Storm
porch | Entrance hall | South facing garden
EPC rating D.

The Property

This elegant period residence has been substantially extended and remodelled to create a beautifully appointed family home arranged over three light filled floors as well as a separate detached home office.

To the ground floor is a spacious panelled entrance hall leading to the main ground floor accommodation and with staircases to the lower ground and first floors. To the rear of the ground floor and with a wall of Crittall

style glazed doors to the rear elevation is an impressive family kitchen dining room with a range of bespoke hand painted cabinets quartz topped counters and a part vaulted ceiling. Further glazed doors lead to a dining room, offering flexibility for use and currently used as a playroom. A separate sitting room to the front of the house and a cloak room complete the picture to the ground floor.

To the first floor are three of the four or five bedrooms, along with a stylishly appointed shower room, while to the lower ground floor further accommodation includes an inner hall, a well-proportioned fourth bedroom, an exquisite family bathroom and a generous media room.

This very impressive space enjoys bi-fold doors to an external sunken terrace with light well and offers great scope for use in several ways, as a comfortable media room, as it is currently used, or as a more formal further reception room, a home gym/games room or as a fifth bedroom by virtue of the en-suite shower room.





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APPROX. GROSS INTERNAL FLOOR AREA 1817 SQ FT / 168.0 SQ M. INCLUDING OFFICE

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Outside

To the front, the house sits behind a classic rendered façade and town house style garden with wrought iron railings and gate. To the rear is a beautifully presented south facing garden with a lawn, paved terrace, part brick-built part timber fenced boundaries, feature planting, lighting, and a superb purpose-built home office with power, heat and internet.



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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