



38 Portland Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 38 Portland Street, St. Albans, AL3 4RB

Through sitting/dining room |  
Kitchen/breakfast room | Two bedrooms |  
Basement room | Bathroom | Cloak room |  
Gardens | EPC rating D | No onward chain

### The Property

Is an excellent Victorian terraced cottage situated in a very popular and convenient location right in the heart of the old conservation area and within easy reach of both stations, the city centre, St Michaels Village, the Abbey, Verulamium Park & Lakes, as well as the parks at Victoria and the Brickie, excellent schools, and extensive local amenities.

Having been the subject of considerable improvement in recent years it is now a superb example of its type, with beautifully appointed accommodation arranged over four floors. The interior combines many attractive period features with superbly

stylish interior design to create a very special home with every home comfort while also being a pleasure to look at.

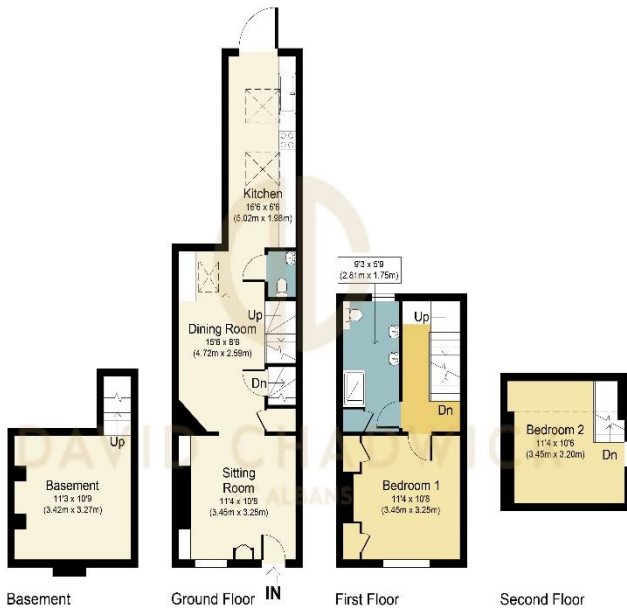
To the ground floor is the fabulous open plan living space, incorporating a sitting room, with feature fireplace, leading to the dining room which in turn leads to a serving area and then onto an exceptionally well appointed and presented kitchen. A Crittall style door from the kitchen leads to the garden.

To the lower ground floor is a useful basement room, which provides a great deal of flexibility for use in a number of ways, as storage, an additional reception room or as a home office for example.

To the first floor is the first of two very comfortable bedrooms and a well-appointed contemporary shower room with twin basins. To the top floor a second double bedroom can be found, which also doubles up as a home office. There is a window to the side and eaves storage.







PORTLAND STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 913.21 SQ FT / 84.84 SQ M.  
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## Outside

To the front, the house sits behind a Victorian façade while to the rear there is a generous garden. It enjoys a westerly aspect and pleasant leafy views. Laid mainly to artificial lawn there is a paved terrace immediately to the rear of the house, a garden shed and beyond that a further area of garden which is also laid out as a paved terrace. The garden is a lovely backdrop to the house ideal for al-fresco dining and entertaining.



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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