

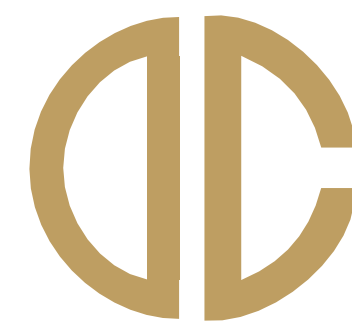
DAVID CHADWICK
ST ALBANS

8 College Street
St Albans



8 College Street
St Albans. AL3 4PN

An elegant period
property in the heart of
the Cathedral Quarter



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Summary

Storm porch | Entrance-hall | Sitting room
Family room | Kitchen/dining room
Four bedrooms
Family bathroom | Cloak room
Garden store | Gardens



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The Property

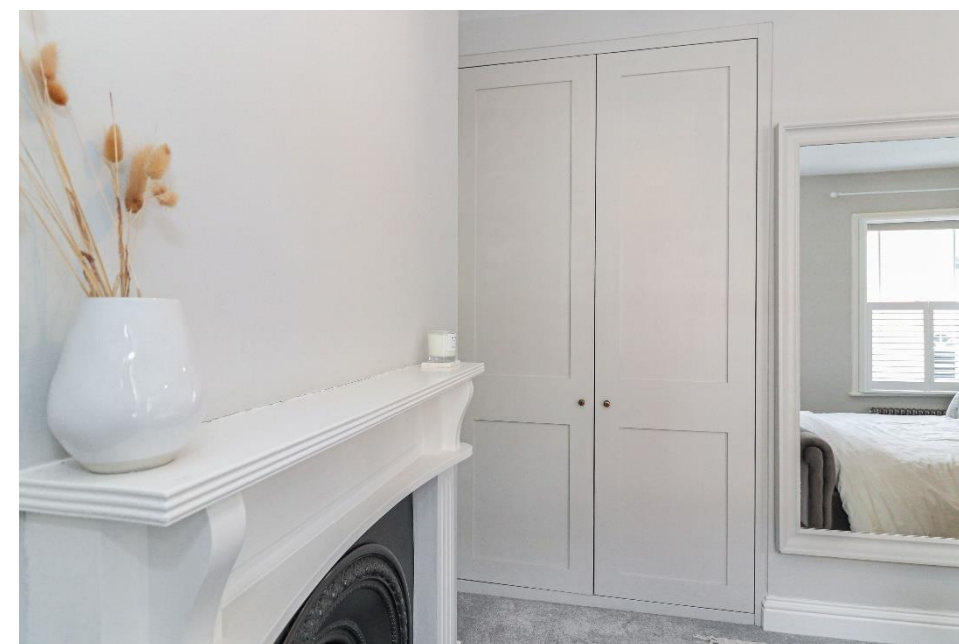
8 College Street is an excellent link-detached period property situated on a sought-after road within the heart of the Cathedral Quarter, moments from the Abbey and Verulamium Park, and within very easy reach of the city centre, both stations, excellent schools, and extensive local amenities.

8 College Street has been extensively updated and enlarged in recent years and now offers immaculately presented and very stylishly appointed accommodation over three light, bright and spacious floors. The main living accommodation is set to the ground floor where a storm porch, with stained glass to the front door, leads to an entrance hall and then into a largely open plan, family friendly space with a sitting room at the front, separated by double doors from a dining area/family room, leading to a beautifully appointed kitchen breakfast room, with shaker style cabinets, a large central island, integrated appliances and underfloor heating. A Crittall style glazed rear elevation with French doors lead to a raised sun-terrace and onto the garden beyond, while a continuous feature skylight running the full length of the kitchen floods the space with natural light. A cloak room with underfloor heating completes the picture to the ground floor, while a staircase leads down to the lower ground floor, currently used as a fourth bedroom while also offering scope for use as additional reception space if required.

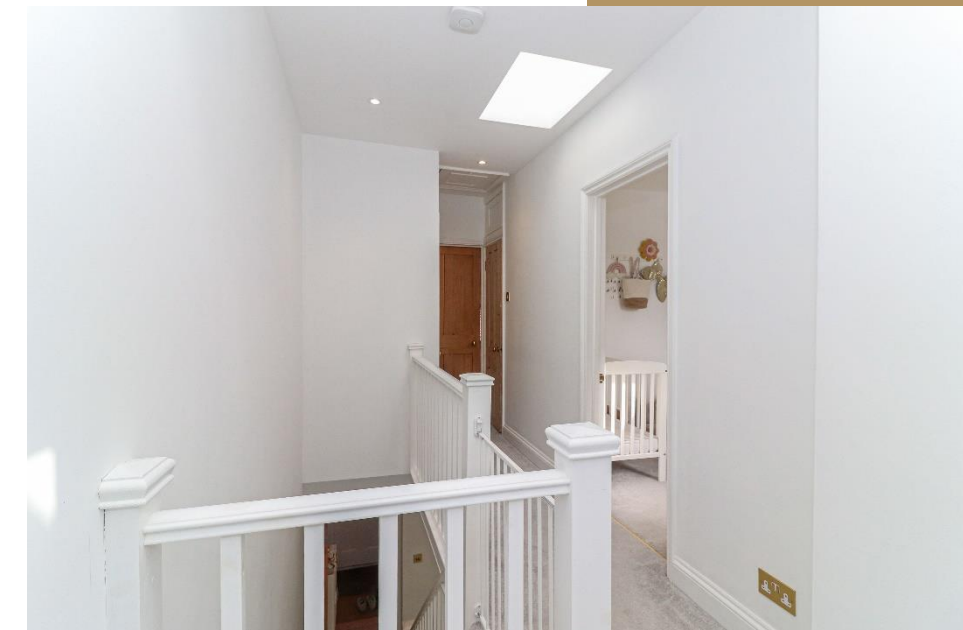


Upstairs

To the first floor are three very comfortable bedrooms, a large family bathroom with a bath and separate shower and underfloor heating, a laundry store housing the washing machine and tumble dryer, a further storage cupboard and a hatch providing access to the loft space, which subject to the usual consents offers scope to convert into a further bedroom.









Outside

Outside, the house sits behind a handsome bay-fronted period façade with a townhouse style garden with wrought iron railings and gated path to the front door.

To the rear of the house is a well-proportioned garden laid mainly to lawn with an elevated sun terrace immediately to the rear of the house and a further paved terrace at the far end of the garden.

Enjoying a westerly aspect and a high degree of privacy, the garden has been landscaped to provide well stocked planted beds and boundaries with a number of specimen trees providing further screening and all year around interest. A gated side passage provides access from the front to rear garden.

A large garden store under the raised terrace provides plenty of storage and the slightly elevated nature of the property at the rear offers the scope for an extension of the lower ground floor. Consent has already been granted for this work as part of the ground floor extension already undertaken.



Location

A sought-after road within the heart of the Cathedral Quarter, moments from the Abbey and Verulamium Park, and within very easy reach of the city centre, both stations, excellent schools, and extensive local amenities.

General

Tenure - Freehold

EPC rating D

Council tax band E - £2,396.73 p.a.

APPROX. GROSS INTERNAL FLOOR AREA 1296.51 SQ FT / 120.45 SQ M
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david@davidchadwickstalbens.com

Mobile 07859 768597

Office 01727 857165

davidchadwickstalbens.com

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