



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

**Fishpool Street, St. Albans, AL3 4SB**  
**Asking Price £550,000**

Positioned on one of the most prestigious and highly sought-after roads in St Albans, this enchanting two-bedroom character cottage effortlessly blends timeless period charm with modern-day convenience.

Ideally located just a short stroll from the vibrant city centre, the property enjoys immediate access to an excellent selection of boutiques, restaurants, cafés, pubs and everyday amenities, while retaining the peaceful atmosphere and undeniable charm that make this location so desirable.

Full of warmth and character from the moment you step inside, the property offers beautifully presented accommodation arranged in a traditional cottage style.

The ground floor centres around a superb OPEN PLAN lounge and kitchen area, creating a wonderful sociable environment perfectly suited to modern living. This inviting space combines comfort and practicality with an abundance of original charm, resulting in a home that feels cosy.

The kitchen and living area flow seamlessly together, making it ideal for entertaining guests, relaxing evenings or everyday family life.

To the first floor are two attractive bedrooms, each continuing the cottage's appealing sense of character and individuality.

In addition, the property benefits from a versatile LOFT SPACE, offering flexibility for a variety of uses, all arranged in keeping with the traditional proportions and charm associated with homes of this style and era.

Fishpool Street is widely regarded as one of St Albans' most desirable and picturesque addresses, renowned for its rich history, beautiful period architecture and exceptional setting.

Properties on this road are consistently in high demand thanks to their unique blend of character, convenience and proximity to some of the city's most treasured landmarks.

The historic Verulamium Park is just moments away, providing acres of stunning green open space, ornamental lakes, scenic walks and leisure facilities, perfect for enjoying outdoor living throughout the year.

This delightful cottage represents a rare opportunity to acquire a charming and characterful home in one of St Albans' most coveted locations, perfectly suited to buyers seeking both lifestyle and convenience in equal measure

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: D**









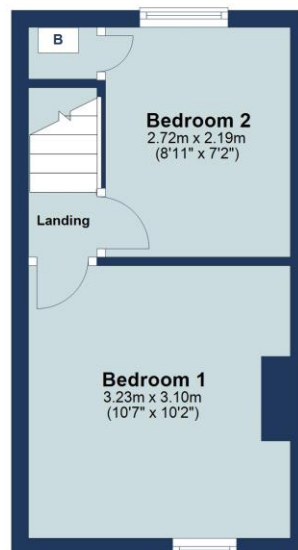
## Ground Floor

Approx. 24.5 sq. metres (264.0 sq. feet)



## First Floor

Approx. 18.7 sq. metres (201.8 sq. feet)



Total area: approx. 43.3 sq. metres (465.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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**@**bradfordandhowley  
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**▶** @bradfordhowley4660

**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com