



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

Holywell Hill, St. Albans, AL1 1BX
Asking Price £900,000

This charming Grade II Listed home enjoys a highly desirable position close to St Albans Abbey, Verulam Park and the vibrant city centre, offering a rare opportunity to acquire a property rich in character within one of the city's most historic and sought after locations.

Beautifully blending period charm with modern day practicality, the property provides well balanced accommodation ideally suited to a variety of buyers.

Throughout the home, a wealth of original features helps create a unique and inviting atmosphere, including impressive, vaulted ceilings and exposed beams which showcase the property's heritage and character. These features combine to create a wonderful sense of space and individuality rarely found in modern homes.

At the heart of the property is a generous kitchen/dining area, providing an excellent space for both everyday living and entertaining. Thoughtfully designed to accommodate family meals and social gatherings alike, this welcoming room forms a natural hub to the home and enjoys direct access to the rear garden.

The accommodation includes three well-proportioned bedrooms, served by a family bathroom, with each room benefitting from the charm and character synonymous with a property of this period.

The flexible layout offers ample space for families, guests or those requiring a dedicated home working area.

Externally, the delightful west facing rear garden provides a private and peaceful setting in which to relax and entertain. Enjoying sunshine throughout much of the afternoon and evening, it offers the perfect space for outdoor dining and enjoying the warmer months.

The location is a particular highlight, with Verulam Park, St Albans Abbey and the city centre all within easy walking distance.

The mainline station is also readily accessible, providing fast and convenient services into London, making this an ideal home for commuters.

Combining historic charm, character features and an exceptional location, this attractive Grade II Listed property offers a wonderful opportunity to enjoy the very best of St Albans living.

Tenure: Freehold
Council Tax Band: F









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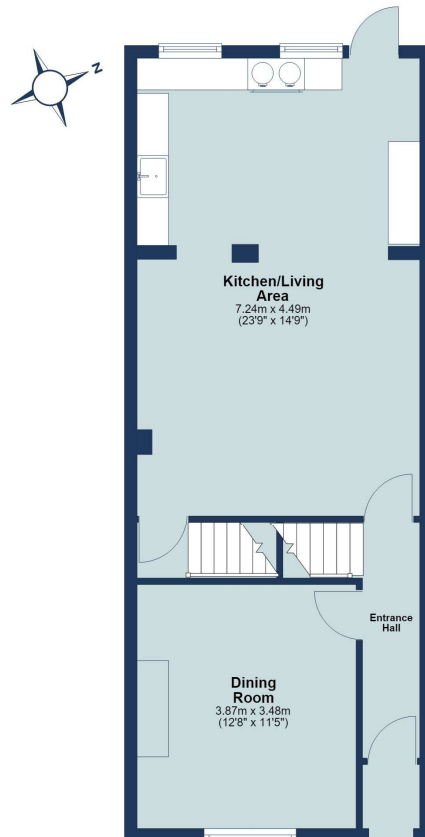
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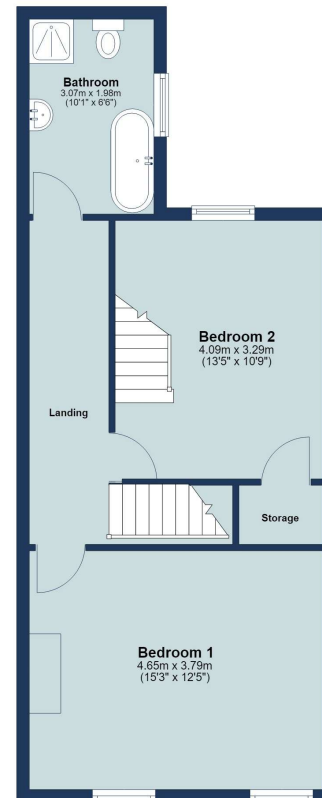
Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Mezzanine

Approx. 13.2 sq. metres (142.1 sq. feet)



Basement

Approx. 16.7 sq. metres (179.2 sq. feet)



Total area: approx. 133.0 sq. metres (1431.1 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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