



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

Hill Street, St. Albans, AL3 4QT
Asking Price £825,000

NO UPPER CHAIN.

Located in the highly regarded and historic St Michaels area of St Albans, this attractive two-bedroom period property combines character features with generous and flexible living accommodation, ideal for modern family life.

The property is entered via an entrance hall, providing access to the main living spaces and the staircase rising to the first floor. To the front of the property is a welcoming living room, filled with natural light and offering a comfortable space for relaxing and entertaining. Open access leads through to the dining area, creating a wonderful open plan feel while still retaining defined spaces.

From the dining area, double doors open into the kitchen/breakfast room, which offers ample worktop and storage space and provides a practical and sociable hub of the home. The kitchen leads seamlessly into a rear family room, overlooking the garden and offering a versatile space that could be used as a playroom, snug, or additional sitting area.

Completing the ground floor is a useful utility area and a downstairs WC, adding to the practicality of the layout. There is also a valuable storage cupboard located beneath the stairs.

To the first floor, the property continues to impress with a large principal bedroom positioned at the front of the house, featuring ample space for bedroom furniture.

The second bedroom is well-proportioned and ideal for a child's room, guest bedroom or home office. The family bathroom is located to the rear of the property and completes the first-floor accommodation.

Externally, the property benefits from a particularly generous west-facing rear garden, which enjoys afternoon and evening sunshine. The garden is beautifully established with mature shrubs, trees and plants, offering a high degree of privacy. There are both lawn and patio areas, making it ideal for outdoor dining, entertaining and family use, along with a garden shed for additional storage.

Hill Street is superbly positioned within walking distance of St Albans city centre, offering a wide range of shops, cafés, restaurants and leisure facilities. The property is also conveniently located for St Albans Abbey, Verulamium Park and the River Ver, all providing wonderful outdoor spaces.

Excellent schooling options are nearby, along with strong transport links, including St Albans City mainline station with fast connections into London. This charming period home offers a rare opportunity to acquire a property in one of St Albans' most desirable residential locations.

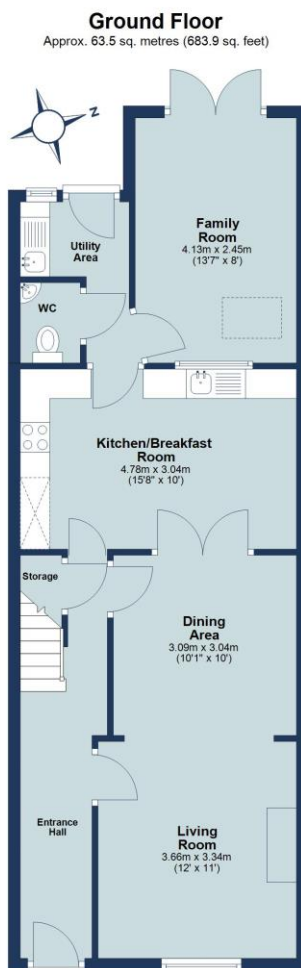
Tenure: Freehold
Council Tax Band: F
EPC Rating: D











Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

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

bradfordandhowley.com