



**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.

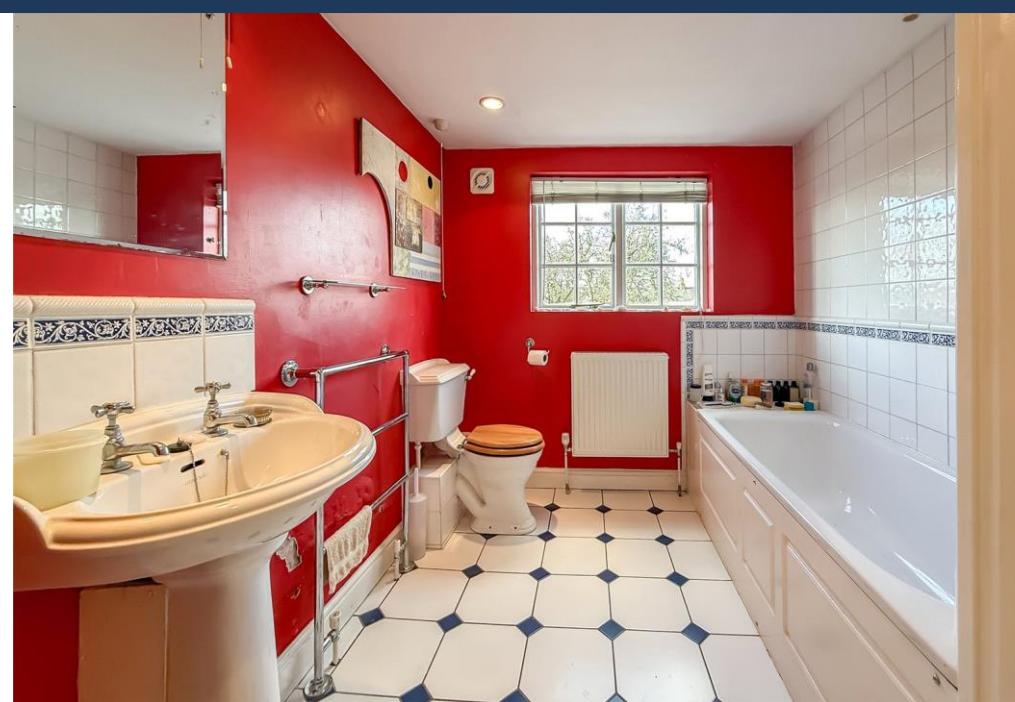
Excellent schooling options are nearby, along with strong transport links, including St Albans City mainline station with fast connections into London. This charming period home offers a rare opportunity to acquire a property in one of St Albans' most desirable residential locations.

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

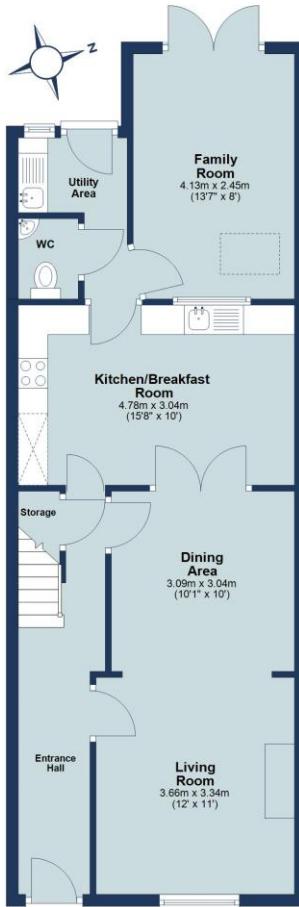








**Ground Floor**  
Approx. 63.5 sq. metres (683.9 sq. feet)



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.

**First Floor**  
Approx. 39.3 sq. metres (422.7 sq. feet)



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