



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

Albert Street, St. Albans, AL1 1RU  
Asking Price £640,000

Enjoy living in this charming two-bedroom semi-detached period home, ideally positioned in the heart of central St Albans. Full of character and offering versatile accommodation arranged over three floors, the property provides an excellent opportunity for those looking to enjoy city living while still benefiting from a private rear garden.

The front door opens into a welcoming living/dining room, featuring a lovely fireplace which creates a warm and characterful focal point to the room.

There is ample space for both comfortable seating and dining, making this an ideal area for relaxing and entertaining. A door from the living room leads through to the kitchen, which is positioned at the rear of the property and provides access directly onto the garden.

Stairs from the living room lead down to the basement, where you will find a useful additional room currently arranged as an office. This versatile space could be utilised in a number of different ways depending on your needs, whether as a home office, study, hobby room, playroom or additional storage area.

Stairs lead to the first-floor landing, where you'll find a spacious, boarded and insulated loft area, well-lit and ideal for storage, with convenient access via a pull-down ladder. The first floor also features two well-proportioned bedrooms, a useful storage cupboard and a family bathroom.

The accommodation offers a well-balanced combination of comfortable living and bedroom space, making it ideally suited to couples, small families or those seeking a flexible home with the option to work from home.

To the rear, the property benefits from a lovely-sized south facing garden, with both patio and lawn areas. The garden provides a pleasant outdoor space for relaxing, entertaining guests or enjoying warmer summer days, while also offering potential for those who enjoy gardening.

Albert Street is ideally located in the heart of central St Albans, within easy walking distance of the historic St Albans Cathedral and the city centre. The surrounding area offers an excellent selection of independent coffee shops, restaurants, bars and everyday amenities, all close at hand.

For commuters, St Albans City mainline station is also within walking distance, providing regular services into London St Pancras.

With its attractive period character, versatile accommodation, private rear garden and highly convenient central location, this is a lovely home offering the best of town and city living.

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



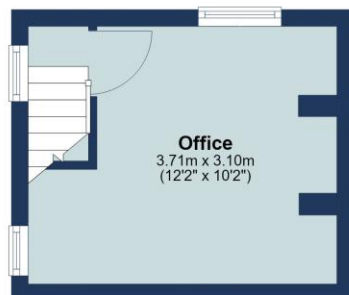






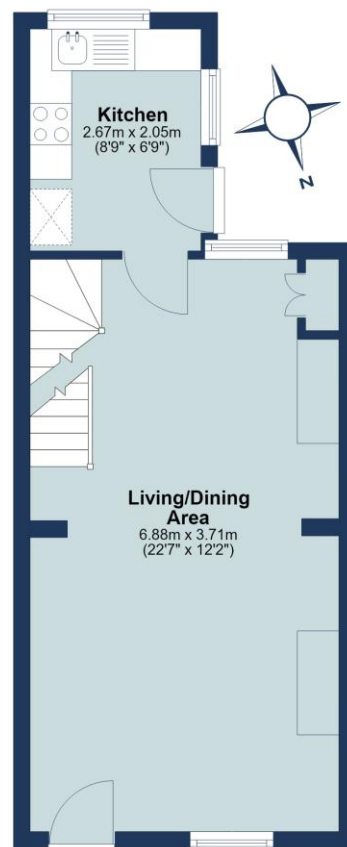
### Basement

Approx. 11.5 sq. metres (123.9 sq. feet)



### Ground Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



### First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



**Total area: approx. 74.0 sq. metres (796.2 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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