



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

Sopwell Lane, St. Albans, AL1 1RN
Asking Price £575,000

A charming two-bedroom period cottage enjoying a highly convenient position on Sopwell Lane in central St Albans, within easy reach of the city centre. Offered with no upper chain, the property combines period character with well-proportioned accommodation, a separate kitchen and an attractive, low-maintenance rear garden. St Albans City mainline station is conveniently located nearby, providing fast Thameslink services into London St Pancras, while St Albans Abbey Station is also within easy reach.

The ground floor has a generous open-plan living and dining area, creating a versatile space for everyday living and entertaining. The room extends approximately 24ft in length and features attractive wood flooring, double glazed traditional sash windows, fireplace and open archways helping to define the different areas while retaining a good sense of space and light.

Positioned to the rear is the full width separate kitchen, fitted with a comprehensive range of wall and base units. There is an integrated oven, gas hob and extractor, washing machine and slimline dishwasher, plus the integrated fridge freezer. Windows and glazed door overlook and provide direct access to the rear garden.

Stairs rise from the living area to the first-floor landing, where there are two well-proportioned bedrooms. Bedroom one at the front has replacement double glazed traditional sash windows, while the second bedroom overlooks the rear and benefits from useful built-in storage.

The generous bathroom off the landing has a vaulted ceiling and Velux window, providing good ventilation and natural light. The modern white suite includes a bath with shower over and heated towel rail.

Outside, there is an established low maintenance rear garden, with paved areas for outdoor seating and dining. Mature planting, established shrubs and attractive borders add colour and interest, creating a pleasant outside space in the heart of the city.

The property extends to approximately 738 sq ft in total and offers an appealing combination of period character, practical living space and an enviable central location. St Albans Cathedral and Verulamium Park are 0.4 miles away, with the town centre offering an excellent selection of independent shops, cafés, restaurants and bars a further short stroll.

The Sopwell community benefits from many popular local establishments including The White Lion, The Goat, The Hare & Hounds, White Hart Tap and The White Hart Hotel on Holywell Hill. These historic and characterful pubs add to the appealing local neighbourhood feel.

St Albans City mainline station is approximately 0.8 miles away, offering Thameslink services into London St Pancras in around 20–30 minutes, while St Albans Abbey Station is 0.7 miles away with routes to Watford.

The property is ideally placed for commuters and those wishing to enjoy the best of city living. With the added advantage of no upper chain, this attractive cottage presents an excellent opportunity for buyers seeking a character home in a convenient and well-connected setting.

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









Ground Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 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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