



Church Crescent, St Albans



DAVID CHADWICK  
EST. 1885

## 2 Church Crescent, St Albans. AL3 5JD

Storm porch | Entrance hall | Lower hall | Cloak room | Store | Sitting room | Family room | Dining room | Kitchen/breakfast room | 4 Double bedrooms | Family bathroom | Garden | Private gated parking | No onward chain | Freehold | EPC E | Council Tax Band F £2,832.50 p.a.

### The Property

2 Church Crescent is a substantial bay-fronted semi-detached family home situated in a prime central conservation area location within very easy reach of the City centre, both stations, excellent schooling and extensive local amenities as well as the Abbey, Verulamium Park and St Michaels Village.

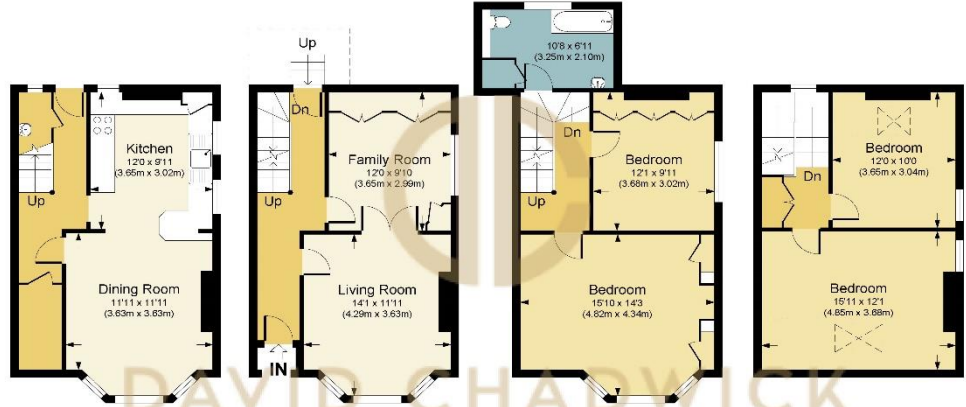
Offering great scope to update and enlarge, subject to the usual consents, the accommodation is arranged over four floors and is filled with light by virtue of windows to three elevations and the high ceilings and generous proportions one expects from the finer properties of the era.

To the upper ground floor is the principal reception space, an interconnecting sitting room and family room, while to the lower ground floor is a spacious through kitchen/breakfast room leading to a dining room. To the first and second floors are four generous double bedrooms and a family bathroom.

The house occupies an attractive corner plot with a gate from Church Crescent providing pedestrian access to a footpath and steps rising to the storm porch and front door. There is a further gated access from Verulam Road providing vehicular access to a private parking space to the rear of the house,







Lower Ground Floor

Ground Floor

First Floor

Second Floor

### CHURCH CRESCENT, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1646.34 SQ FT / 152.95 SQ M.  
 DAVIDCHADWICK. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2022.



To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

david@davidchadwickstalbans.com  
 Mobile 07859 768597  
 Office 01727 857165  
 davidchadwickstalbans.com



DAVID CHADWICK  
 ST ALBANS