



DAVID CHADWICK
ST ALBANS

30 Hill Street
St Albans



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St Albans AL3 4QT

An elegant, detached
period property located in
the heart of the old
conservation area

Summary

Storm porch | Entrance-hall | Sitting room
Kitchen/breakfast room
Dining/family room
Three double bedrooms | Family bathroom
Utility/laundry | Shower/cloak room
Garden office with cloak room
Garden store | Gardens



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The Property

30 Hill Street is an excellent detached period property located in a highly sought-after old conservation area location in one of its very best roads, within easy reach of the Abbey, Verulamium Park & lakes, St Michael's Village, the city centre, both stations, well-regarded schools, and extensive local amenities.

Behind a beautiful period, façade is a superb re-modelled family home combining many of the exquisite period details that one would expect from the finer properties of the era with exciting contemporary additions to the rear.

An open plan family friendly kitchen, living, dining space of substantial proportions, is very much the heart of this home, and it opens out onto a beautifully presented, well stocked, west-facing private garden with a substantial purpose-built home garden room with a separate store.

The garden room, currently used as a home office offers scope for use in a number of ways and given its ensuite cloak room would make a useful guest bedroom.

Back in the house there is a welcoming entrance hall, with a reclaimed tiled floor, and an elegant formal sitting room with an open fireplace and interior shutters to the window. A shower room, utility/laundry and plenty of integrated storage make what is undoubtedly a strikingly beautiful interior a very practical and easy space in which to live. On the first floor there are then three very comfortable double bedrooms and a stylishly appointed family bathroom.

Outside

The house sits behind a handsome brick-built period façade with elegant windows in the Georgian style, there is a walled town house garden in front with a gate to a footpath leading to the storm porch and front door. To one side further gated access provides passage to the garden at the rear.

Here the west facing aspect makes this a wonderful backdrop to the house, enjoying a high degree of privacy and a well-established leafy outlook, laid mainly to lawn with a large paved terrace and a footpath leading to the garden room there is a successful mix of contemporary feature planting and well stocked cottage garden style beds and borders

Location

A highly sought-after old conservation area location in one of its very best roads, within easy reach of the Abbey, Verulmum Park & lakes, St Michael's Village, the city centre, both stations, well-regarded schools, and extensive local amenities.

General

Tenure – Freehold

Services – Mains water, drainage, gas & electricity

EPC rating C

Council tax band E - £2,512.29

APPROX. GROSS INTERNAL FLOOR AREA 1729.43 SQ FT / 160.67 SQ M. INC. OUTBUILDING.

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